

Hillcrest

(6/87)

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 93-46-2 Filing Fee \$ 1,560.00 Date 11-17-93

Applicant MAHR Development Corp. Phone 392-3800

Mailing Address: 14755 Preston Road, Suite 830
Dallas, TX 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.)

See Attached

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

P.D. 11 & S.F. 10 District Classification to

Planned Development District Classification for the following reasons: (attach separate sheet if necessary)

To establish area and building requirements that do not conform to standard zoning.

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

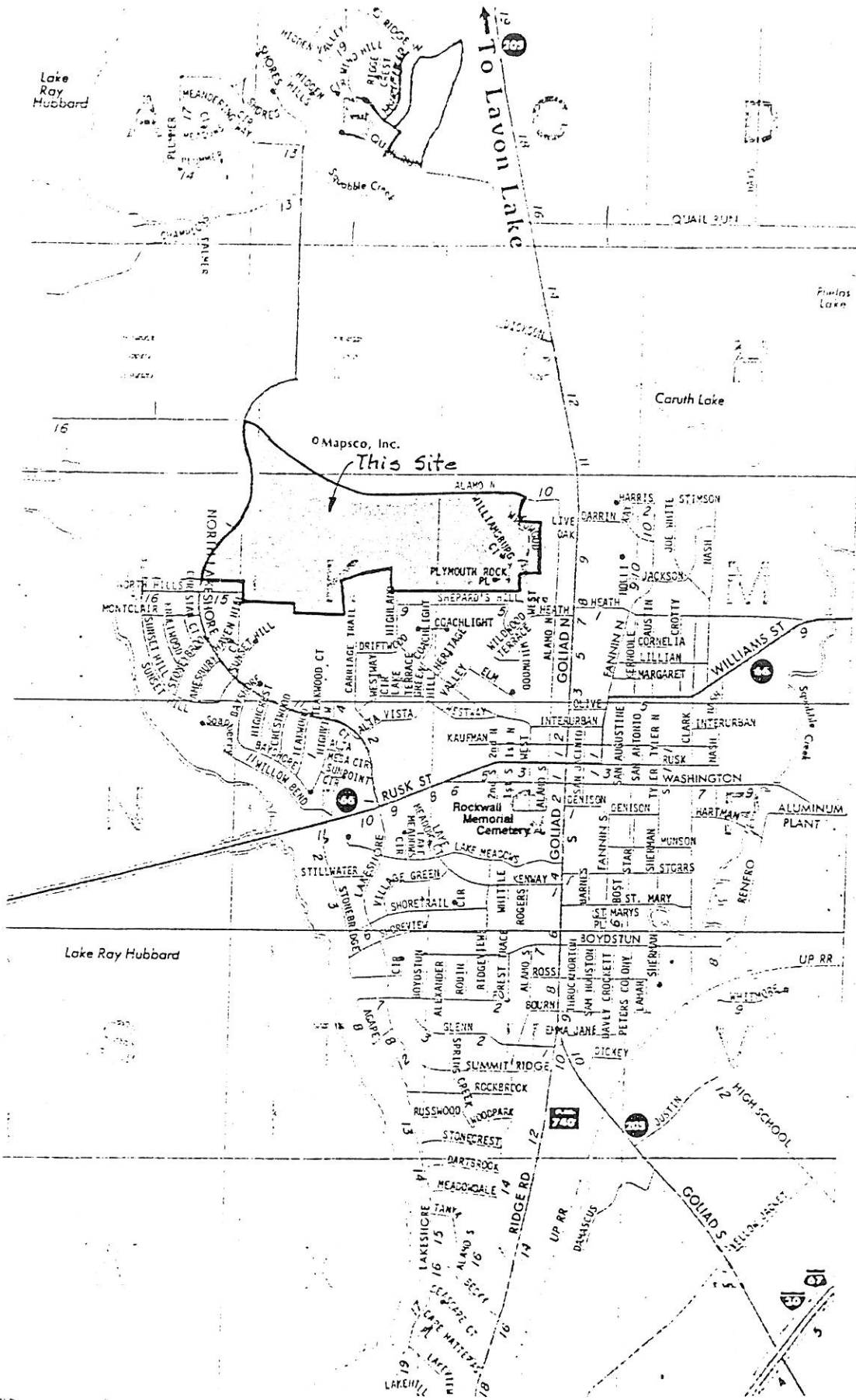
Status of Applicant Owner _____ Tenant _____

Prospective Purchaser x _____

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 Rex F. Robertson

By: Rex F. Robertson
Its: President



HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE: South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2" iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68' feet to the Point of Beginning and containing 145.744 acres of land.

HILLCREST MEADOWS

PD - _____

GENERAL REQUIREMENTS

1. Developer may construct within the Planned Development district an amenity center for the exclusive use and enjoyment of the residents of said district. The amenity center may include a swimming pool, tennis courts and/or play area. The cost to maintain the amenity center will be the responsibility of Developer and/or a home owners association formed by Developer. The location of the amenity center shall be determined at the time of final plat approval for the section of the Planned Development district containing the amenity center.
2. Exterior wall construction for structures within the Planned Development district shall consist of a minimum of 75% masonry with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction as herein specified. This requirement applies only to the first floor of a structure.

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA ONE

- | | |
|--|------------------------------|
| 1. <u>Minimum lot area</u> - | 10,000 square feet |
| 2. <u>Max. no. of single family dwelling units per lot</u> - | 1 |
| 3. <u>Minimum square footage per dwelling unit</u> - | 2,200 square feet |
| 4. <u>Minimum lot Width</u> - | 70 feet at the building line |
| 5. <u>Minimum lot depth</u> - | 100 feet |
| 6. <u>Minimum depth of front set back</u> - | 20 feet |
| 7. <u>Minimum depth of rear set back</u> - | 10 feet |
| 8. <u>Minimum width of side set back</u> - | |
| a) <u>Internal lot</u> | 6 feet |
| b) <u>Sideyard set back (abutting street)</u> | 15 feet |
| c) <u>Sideyard set back (abutting an arterial)</u> | 20 feet |
| 9. <u>Minimum distance between separate buildings on the same lot or parcel of land</u> - | 10 feet |
| 10. <u>Maximum building area (as a percentage of lot area)</u> | 35% |
| 11. <u>Maximum height of structures</u> - | 36 feet |
| 12. <u>Minimum number of off street parking spaces per unit (garage area will not be considered)</u> - | 2 |

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA TWO

1. Minimum lot area - 8,400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2,000 square feet
4. Minimum lot Width - 65 feet at the building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot 6 feet
 - b) Sideyard set back (abutting street) 15 feet
 - c) Sideyard set back (abutting an arterial) 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area (as a percentage of lot area) 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA THREE

1. Minimum lot area - 7,200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot Width - 60 feet at the building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot 6 feet
 - b) Sideyard set back (abutting street) 15 feet
 - c) Sideyard set back (abutting an arterial) 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area (as a percentage of lot area) 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
APPLICATION RECEIPT

Date: 11-22-93

Applicant: Mahr Devel. Corp ^{Rex Robertson} Phone: 392-3800

Address: 14755 Preston Rd #830, Dallas 75240

Development Name: Hilcrest Meadows

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

- | | | | |
|-------------------------------------|------------------------|-------|------------------|
| <input checked="" type="checkbox"/> | Zoning Change | _____ | Preliminary Plat |
| _____ | Conditional Use Permit | _____ | Final Plat |
| _____ | PD Amendment | _____ | Replat |
| _____ | Landscape Plan | _____ | Site Plan |
| _____ | Filing Fee \$ _____ | | |
| _____ | Other _____ | | |

With this application, you are scheduled to appear before the Planning and Zoning Commission

on Dec 9, 1993 and the City Council on Dec 20, 1993

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

Received By: O. L. R. R.

PRG

planning resources group

P.O. Box 370
Burleson, Tx. 76028
Tele. (817) 457-1107*File***MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Hillcrest Meadows
DATE: December 4, 1993

Description:

The applicant proposes rezone a parcel of land from PD 11 and SF-10 to a new PD. The PD is divided into three areas. The applicant has not provided the total area of each of the areas however, a summary breakdown of the areas are as follows:

Area One	10,000 sq. ft. min. lot	2,200 sq. ft. min. dwelling
Area Two	8,400 sq. ft. min. lot	2,000 sq. ft. min. dwelling
Area Three	7,200 sq. ft. min. lot	1,800 sq. ft. min. dwelling

The purpose of a Planned Development is to apply innovative and creative design principals to a unique parcel of land that will create a viable product for the developer and a neighborhood for the community that is aesthetically pleasing and compatible with City standards. In order to accomplish this, the developer often requires the City to make some concessions to the normal development regulations. The City in turn can expect to receive amenities that will off-set these concessions.

Comments:

1. The applicant has not provided adequate information to asses the viability of this Planned Development. He has indicated the concessions that he requires for the PD, however he has not provided a plan that indicates the amenities that he proposes. We recommend that the applicant address the following:
 - a. Locations of all pathways and access points to public green spaces
 - b. The manner in which public green spaces shall be developed,
 - c. The location and nature of all screening, with either landscaping and/or fencing
 - d. The nature of special design treatments that may include decorative street pavers, spccial signage, entrance statements

Memorandum
Hillcrest Meadows PD
December 4, 1993
Page 2 of 2

2. The applicant should provide figures that indicate the number of acres proposed for each site within the PD, the potential number of lots within each site, the expected density per acre, and the amount of usable green space and/or open area that is available within each site.
3. The applicant has proposed dwelling square footage that is greater than the minimum sizes required for comparable districts in standard zones. This commendable, however, the majority of proposed area is designated for lot areas having a minimum 7,200 sq.ft., which is substantially smaller what is currently zoned.
4. The City should consider the precedent that may be established with this PD. The majority of the property is currently zoned as SF-10. With the approval of this PD, a substantial quantity of the area will be designated for lots having SF-7 square footage (7,200 sq.ft. as proposed). The City should consider their development goals for areas located west of Highway 205.
5. In addition, the City may wish to have the applicant consider a two tier development plan that includes lots greater than the 7,200 sq.ft. minimum as proposed in the current proposal.

HILLCREST MEADOWS

PD - _____

GENERAL REQUIREMENTS

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2. Exterior wall construction for structures within the Planned Development district shall consist of a minimum of 75% masonry with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction as herein specified. This requirement applies only to the first floor of a structure.

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA ONE

1. Minimum lot area - 10,000 square feet
2. Max. no. of single family dwelling units per lot - 1
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7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot 6 feet
 - b) Sideyard set back (abutting street) 15 feet
 - c) Sideyard set back (abutting an arterial) 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area (as a percentage of lot area) 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA TWO

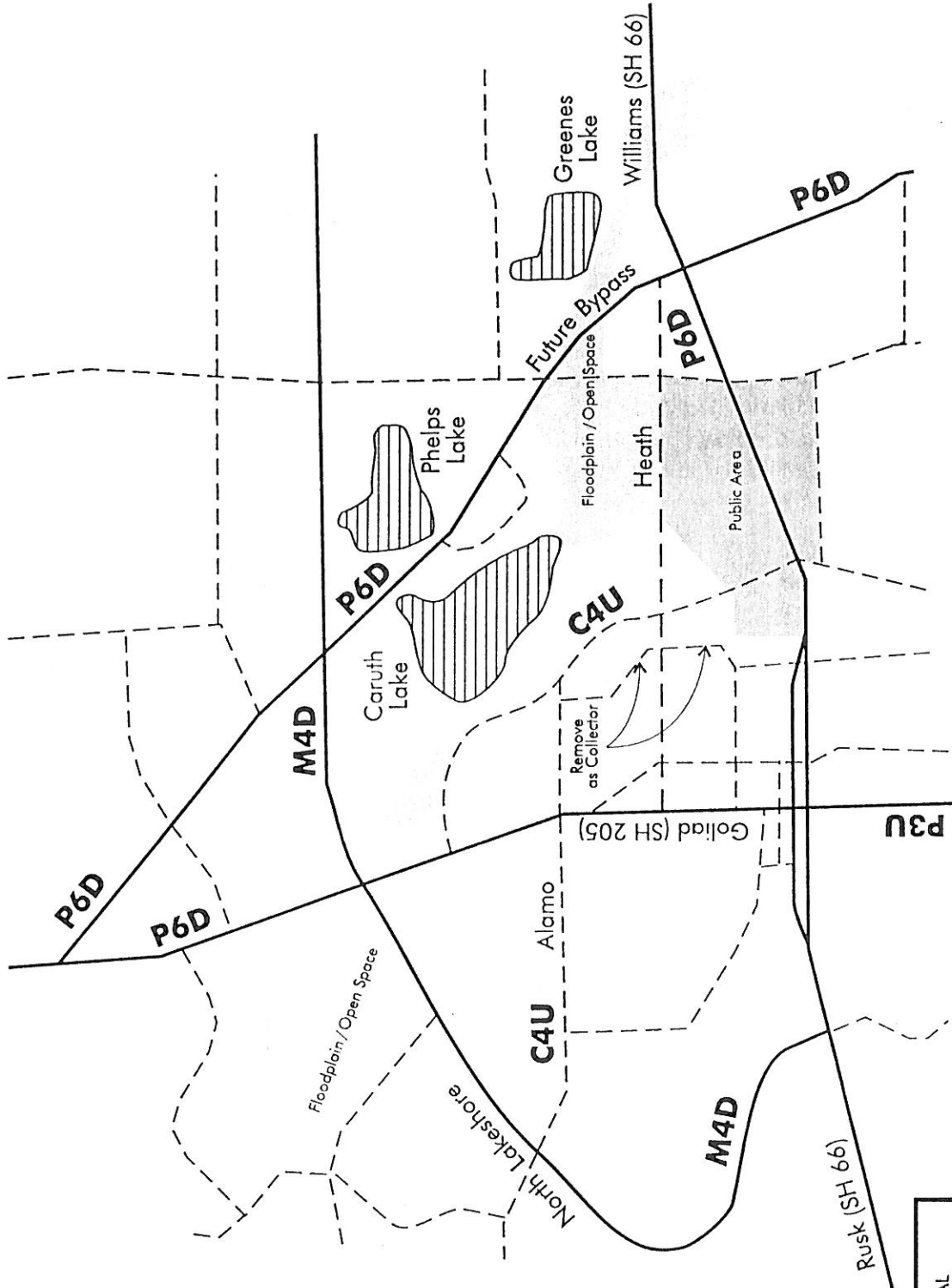
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12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA THREE

1. Minimum lot area - 7,200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot Width - 60 feet at the building line
5. Minimum lot depth - 100 feet
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KEY

—	ARTERIAL
M	MINOR
P	PRINCIPAL
---	COLLECTOR

**EXHIBIT 5
PROPOSED
THOROUGHFARE PLAN**

Kimley-Horn



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-46-Z (Hillcrest Meadows)
DATE: January 7, 1994

Description:

The applicant proposes to rezone a parcel of land from PD 11 and SF-10 to a new PD. The PD is divided into two areas. The applicant has not provided the total square footage of each of the areas however, a summary breakdown of the areas are as follows:

Area One	10,000 sq. ft. min. lot	2,200 sq. ft. min. dwelling
Area Two	8,400 sq. ft. min. lot	1,800 sq. ft. min. dwelling

The purpose of a Planned Development is to apply innovative and creative design principals to a unique parcel of land that will create a viable product for the developer and a neighborhood for the community that is aesthetically pleasing and compatible with City standards. In order to accomplish this, the developer often requires the City to make some concessions to the normal development regulations. The City in turn can expect to receive amenities that will off-set these concessions.

Comments:

1. The applicant has indicated in meetings that amenities to the PD shall be provided, however they have not included adequate information to document these amenities. We would recommend that additional details and maps be provided to document all proposed amenities.
 - a. screening, decorative walls along perimeter streets (Northlake Shore and Alamo)
 - b. special landscaping treatment
 - c. special signage, entrances
 - d. location of special paving treatment

- e. proposed pathways, walkways, or other open space amenities
2. The applicant should provide figures that indicate the number of acres proposed for each site within the PD, the potential number of lots within each site, the expected density per acre, and the amount of usable green space and/or open area that is proposed within each site.
3. The applicant has proposed dwelling square footage that is greater than the minimum sizes required for comparable districts in standard zones. This is commendable, however, the majority of proposed area is designated for lot areas having a minimum of 8,400 sq.ft., which is smaller what a significant portion of the property is currently zoned (SF7).
4. The City should consider the precedent that may be established with this PD. The majority of the property is currently zoned as SF-10. With the approval of this PD, a substantial quantity of the area will be designated for lots having less than 10,000 sq. ft. If it is the goal of the City to not encourage lots having areas less than 10,000 sq.ft., then we would recommend that SF10 size lots be located on the northern boundary of this subdivision. The would dicourage contiuation of lots less than SF10 in future developments to the north.
5. The applicant should change the designation of area indicated as park from "park" to "drainage / open area." Park land requirements or funds in lieu of land, shall be determined at the time of platting. However, all park requirements shall be determined at the time of platting of the initial phase of this development.
6. The applicant will be required to dedicate 1/2 of the R.O.W. of Alamo and will be financially responsible for a portion of total construction of the street.
7. The Thoroughfare Plan indicates that a collector street (Highland Drive) bisects this site and intersects with Alamo. This should be reflected in the site plan.



PRELIMINARY LAND STUDY

for

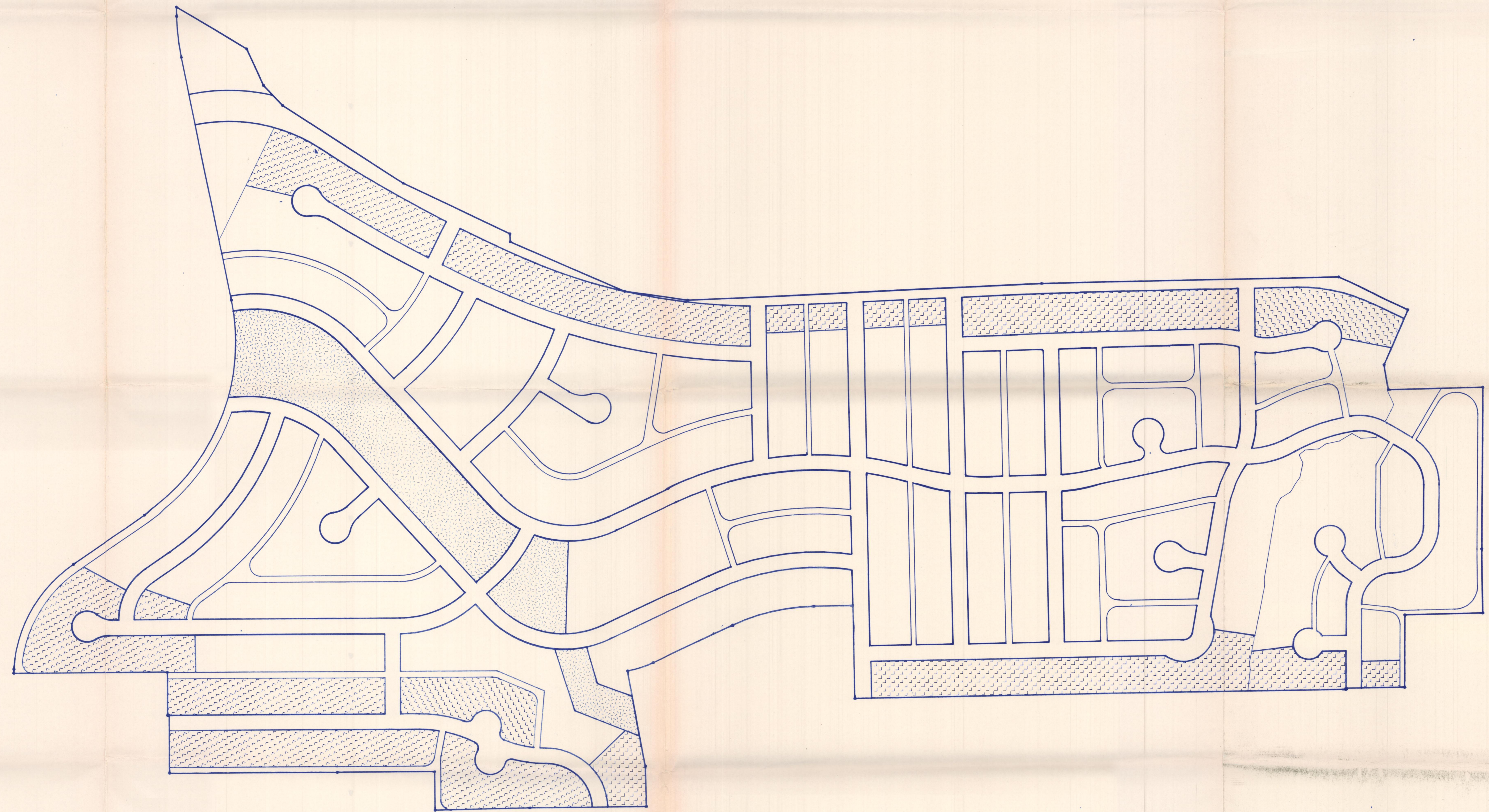
MAHR DEVELOPMENT

HAROLD L. EVANS CONSULTING ENGINEERS
P.O. BOX 28388 · DALLAS, TEXAS · 75228


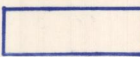

SCALE: 1"=100'

MARCH 21, 1993

red (SUBMISSION)



LEGEND

-  AREA ONE - MIN. LOT AREA=10,000 SQ.FT. - 2,000 MIN. SQ.FT. PER DWELLING.
-  AREA TWO - MIN. LOT AREA=8,400 SQ.FT. - 1,800 MIN. SQ.FT. PER DWELLING.
-  AREA THREE - PARK

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

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP
HILLCREST MEADOWS-"PD"
MAHR DEVELOPMENT CORPORATION-OWNER
14755 Preston Road, Suite 830, Dallas, Texas 75240 Tel. 992-3800

Rev. 12-21-93
Rev. 1-11-94

PD-3

A

PD-3

A

SCALE : 1" = 1000'

GR

3

SF-10

D-11

SF-10

PD-29

SF-10

C

SF-10

S-3

S-5

OF GR

MF-15

SF-7

CBD

GR

GR

GR

MF 15

A

SF-7

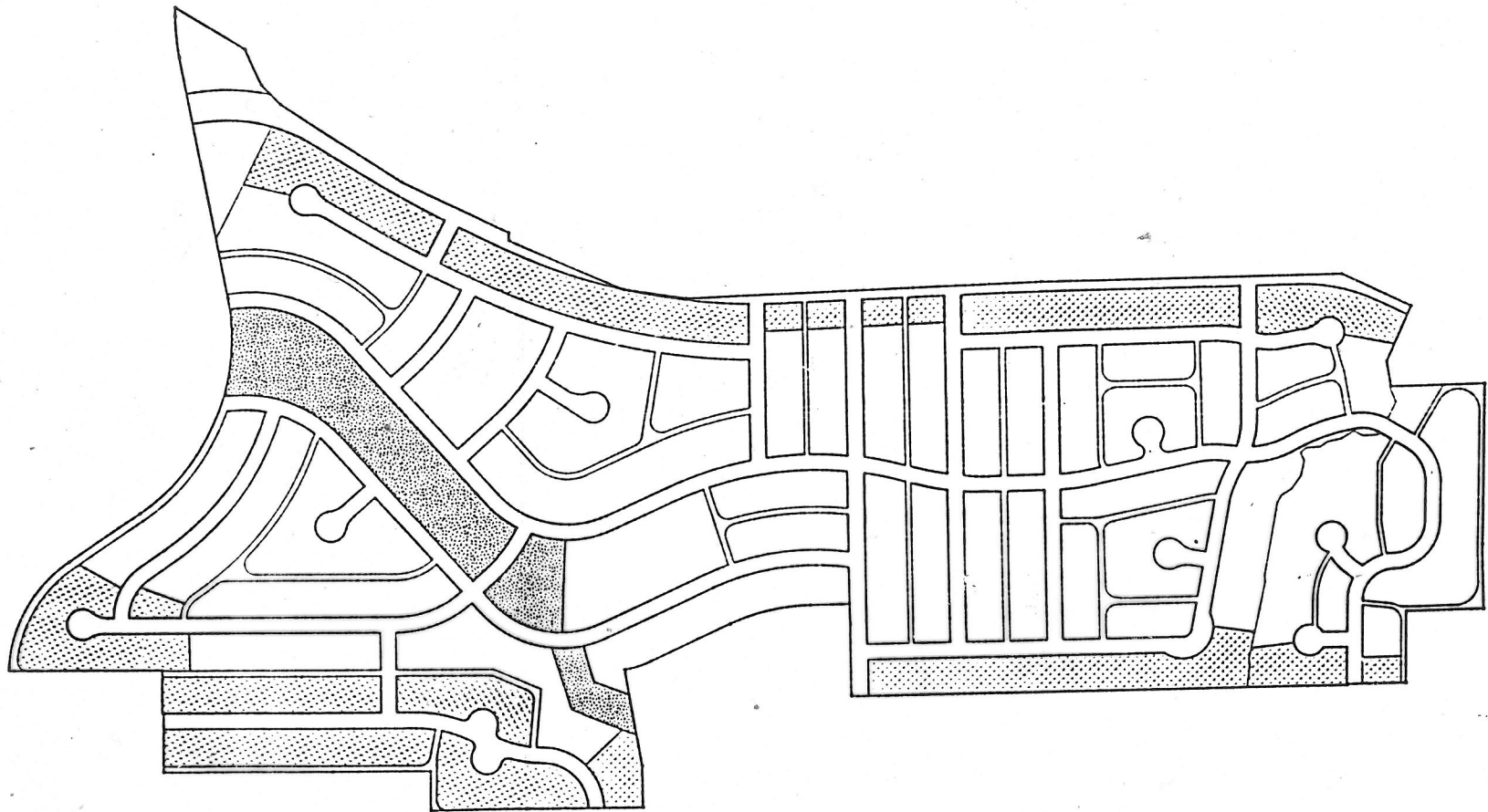
MF-15

SF-7

2F

C

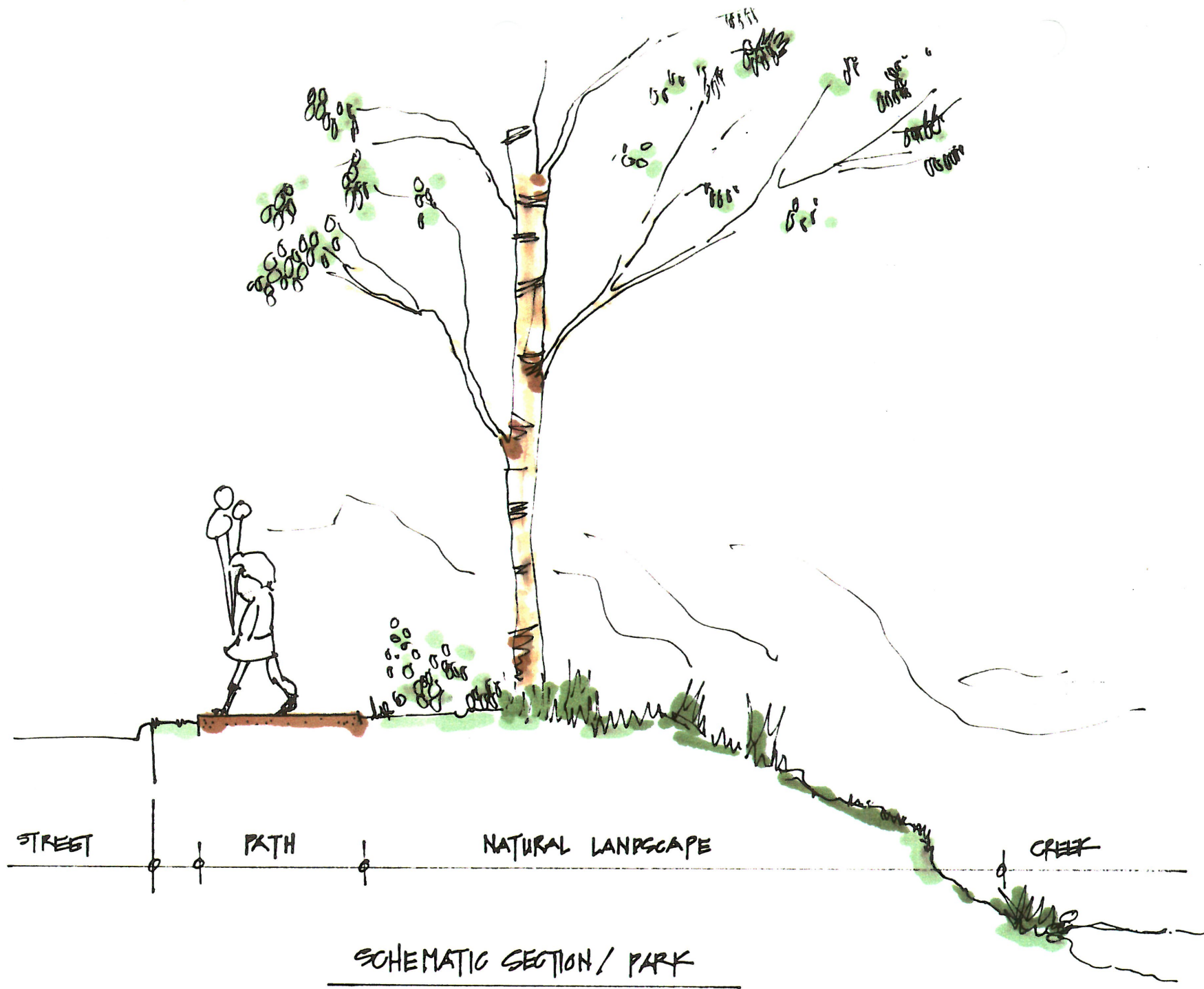
93-46-2



LEGEND

- AREA ONE - MIN. LOT AREA - 10,000 SQ. FT. - 2,000 MIN. SQ. FT. PER DWELLING.
- AREA TWO - MIN. LOT AREA - 8,400 SQ. FT. - 1,300 MIN. SQ. FT. PER DWELLING.
- AREA THREE - PARK

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75220 PHONE (214) 328-8133			ZON HILLCRES' MAHR DEVELOPMENT 14735 Preston Road, Suite
SCALE	DATE	JOB NO.	
1"=200'	11-23-93	9323-A	



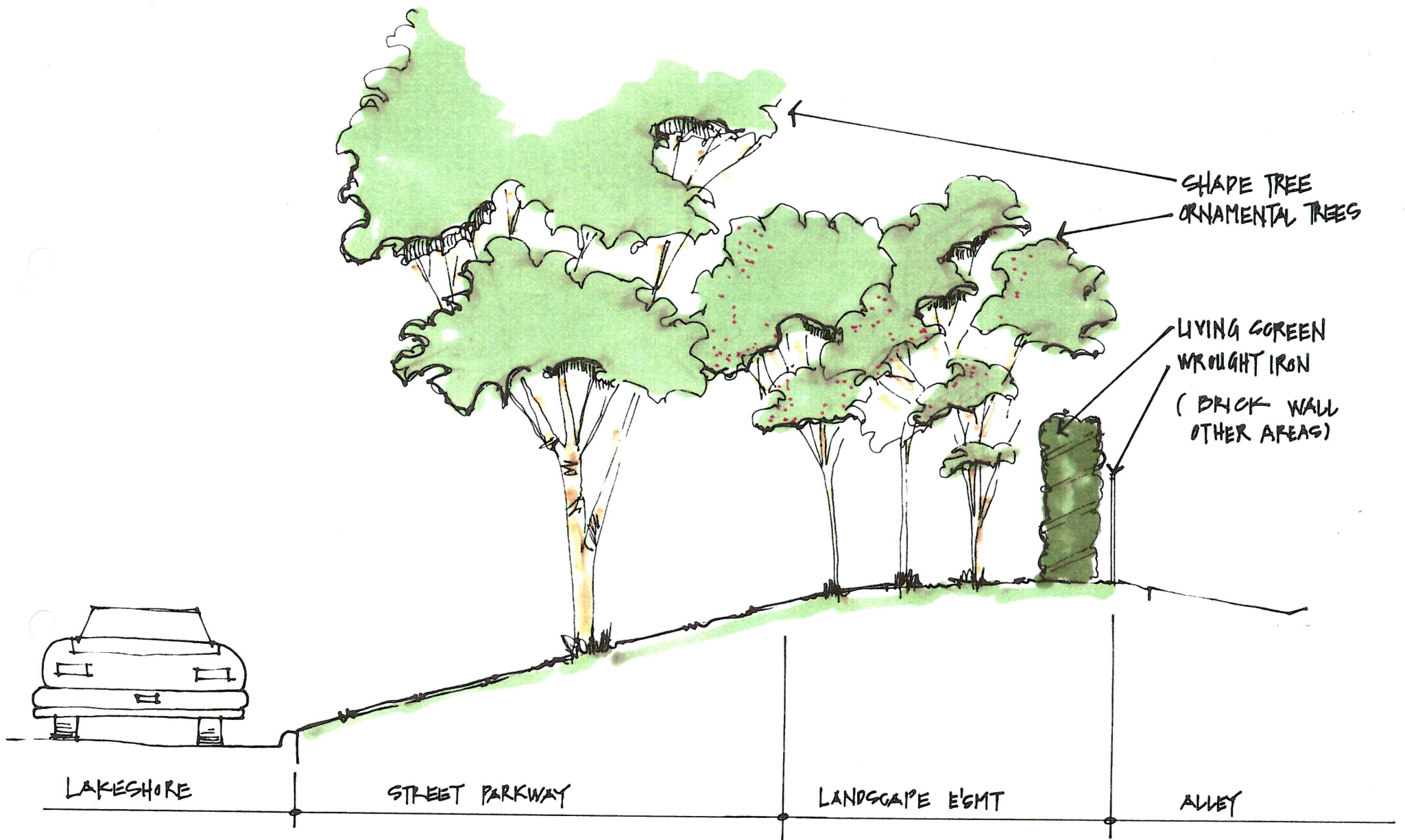
STREET

PATH

NATURAL LANDSCAPE

CREEK

SCHEMATIC SECTION / PARK



SHADE TREE
ORNAMENTAL TREES

LIVING SCREEN
WROUGHT IRON
(BRICK WALL
OTHER AREAS)

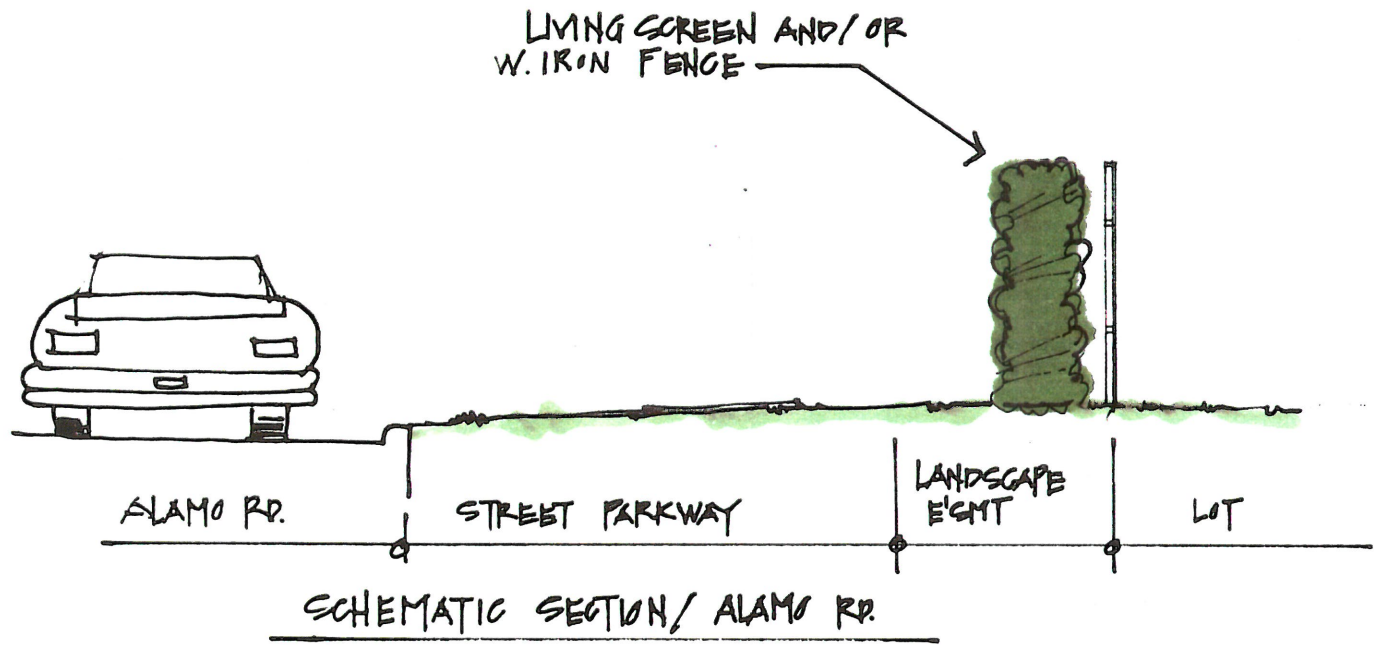
LAKESHORE

STREET PARKWAY

LANDSCAPE E'GMT

ALLEY

SCHEMATIC SECTION / LAKE SHORE



2. A request from MAHR Development for a change in zoning from "PD-11", Planned Development No. 11 and "SF-10", Single Family District Classification to "PD" Planned Development Classification for single family uses, and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road and further described as follows:

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;
THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE: South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to

N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a

distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of 1323.03 feet to the Point of

Beginning and containing 145.744 acres of land.

500.68

January 11, 1994

Ms. Julie Couch
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

RE: Approximately 145 acres at the southeast corner of North Lakeshore Drive
and Alamo Road, Rockwall, Rockwall County, Texas

Dear Ms. Couch:

Please be advised that First Madison Bank, FSB (FMB) is the current owner of the above referenced Property and that FMB has contracted to sell the Property to Mahr Development Corporation ("Mahr"). In connection therewith, FMB has agreed to allow Mahr to re-zone the Property from PD-11 (no specific uses) to PD-11 (specific uses) as proposed in the application for zoning change filed with the City of Rockwall on December 23, 1993.

Nothing contained in this letter shall be interpreted as a grant of a power of attorney to Mahr on behalf of FMB. Any final plat or replat of the Property shall not be valid without the signature of a duly authorized officer of First Madison Bank, FSB. If you have any questions in this regard, please do not hesitate to contact me at (214) 770-3804.

Sincerely,



Max Lewis
Assistant Vice President
First Madison Bank, FSB

ML;dw
\11-11cor

cc: Rex F. Robertson
Robert W. Pope

MEMORANDUM
January 13, 1994

TO: Mayor and Councilmembers
FROM: Julie Couch, City Manager
RE: Recommendations of the Planning and Zoning Commission Regarding Planning and Zoning Items

Following is a discussion of the recommendations of the Commission on the items that are to be considered on Monday night.

V. H.

The Commission has unanimously recommended approval of the preliminary plat. This is the same location that the Council remanded back to the Commission. The applicant revised the lot layout to conform to the approved concept plan on the property and therefore an amendment to the zoning ordinance is not necessary. The preliminary plat conforms to the City's requirements.

MEMORANDUM
January 13, 1994

TO: Mayor and Councilmembers

FROM: Julie Couch, City Manager

RE: Recommendations of the Planning and Zoning Commission Regarding Planning and Zoning Items

Following is a discussion of the recommendations of the Commission on the items that are to be considered on Monday night.

V. C.

The applicant presented information regarding the landscaping/screening proposed to be located along North Lakeshore and North Alamo in addition to reviewing their application. The Commission has recommended unanimously to deny this application. There was discussion at the meeting regarding a reduction of lot sizes from 10,000 sq. ft. to 8,400 sq. ft. Several residents in the area addressed the Commission and expressed concern regarding the size of the proposed lots and the type of housing that would be constructed.

ROBERT W. POPE & ASSOCIATES
4011 WEST PLANO PARKWAY
SUITE 104
PLANO, TEXAS 75093
(214)964-8801

February 3, 1994

Ms. Julie Couch, City Manager
City of Rockwall, Texas
205 West Rusk
Rockwall, Texas 75087

Re: Proposed Planned Development Zoning
Hillcrest Meadows
Rockwall, Texas

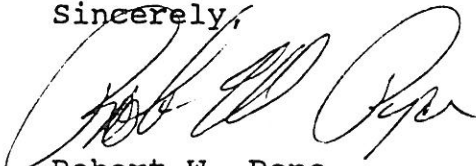
Dear Ms. Couch:

Enclosed are the following items for your use in processing of the referenced zoning request. These submittals have been revised in accordance with our understanding of the Planning and Zoning Commissions concerns at the January 27 work session.

Revised restrictions and area requirements for the district.
8½" x 11" color renderings of the proposed district.
8½" x 11" color renderings of the proposed greenbelt,
and thoroughfare screening.

Please let us know if you have any questions on this matter

Sincerely,



Robert W. Pope

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HILLCREST MEADOWS

PD

AREA REQUIREMENTS - AREA ONE

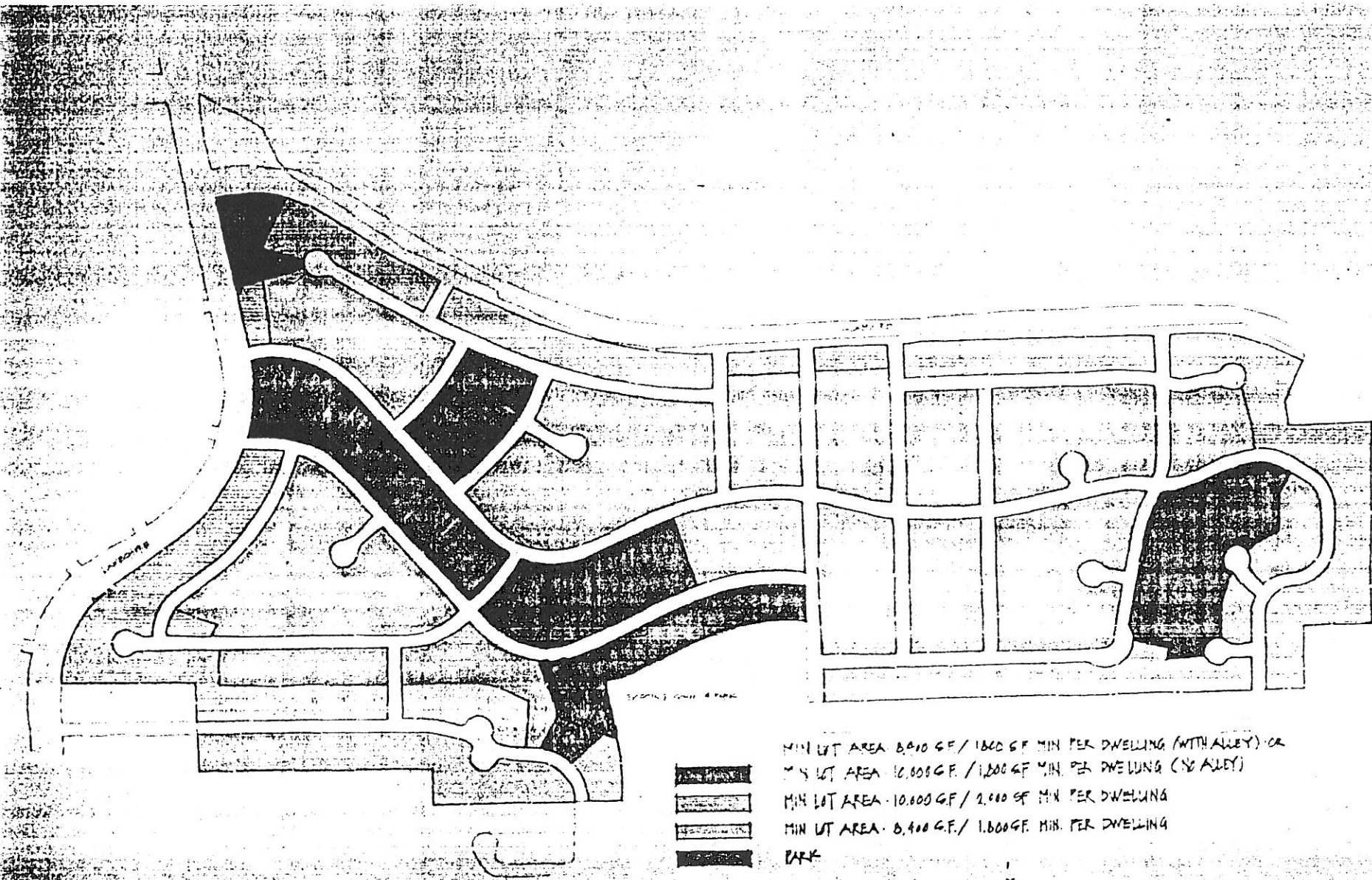
1. Minimum Lot Area - 10,000 square feet
2. Max. number of single family dwellings per lot - 1
3. Minimum square footage per dwelling unit - 2,000 square feet
4. Minimum lot width - 70 feet at the front building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 25 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 6 feet
 - b) Sideyard set back (abutting street) - 15 feet
 - c) Sideyard set back (abutting an arterial) - 20 feet
9. Minimum distance between separate buildings on the same lot - 10 feet
10. Maximum building area (as a percentage of lot area) - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2


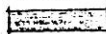
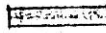

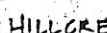
HILLCREST MEADOWS

PD

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area - 8,400 square feet
2. Max. number of single family dwellings per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot width - 65 feet at the front building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 25 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 6 feet
 - b) Sideyard set back (abutting street) - 15 feet
 - c) Sideyard set back (abutting an arterial) - 20 feet
9. Minimum distance between separate buildings on the same lot - 10 feet
10. Maximum building area (as a percentage of lot area) - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2



-  MIN LOT AREA 8,410 SF / 1,800 SF MIN PER DWELLING (WITH ALLEY) OR
-  MIN LOT AREA 10,000 SF / 1,200 SF MIN PER DWELLING (NO ALLEY)
-  MIN LOT AREA 10,000 SF / 2,000 SF MIN PER DWELLING
-  MIN LOT AREA 6,400 SF / 1,600 SF MIN PER DWELLING
-  PARK

HILLCREST MEADOWS - PD

SCALE: 1" = 40' 0"

DATE: 1/16/94
BY: G.P./M

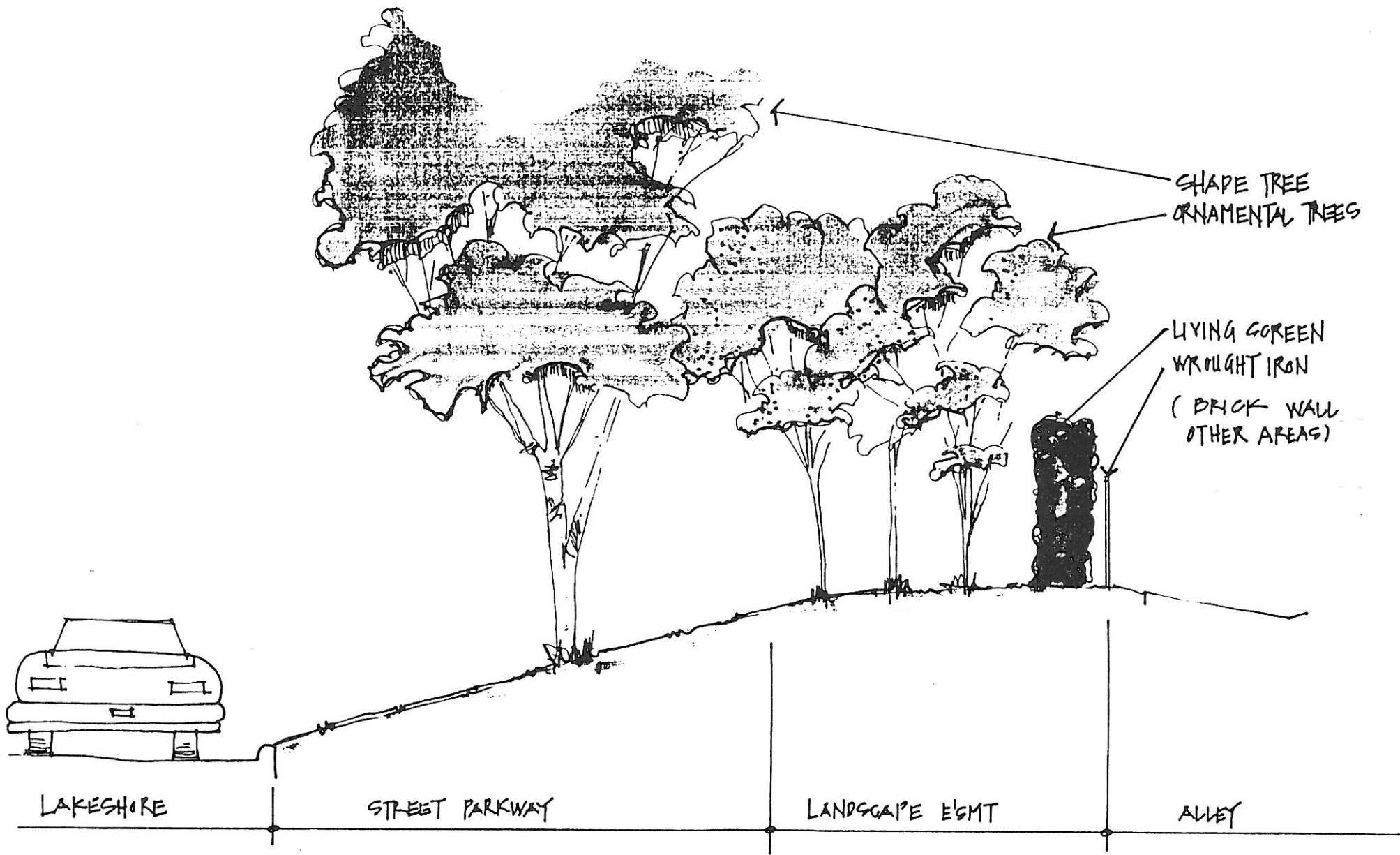
SEE STREET ALIGNMENT CONCEPT

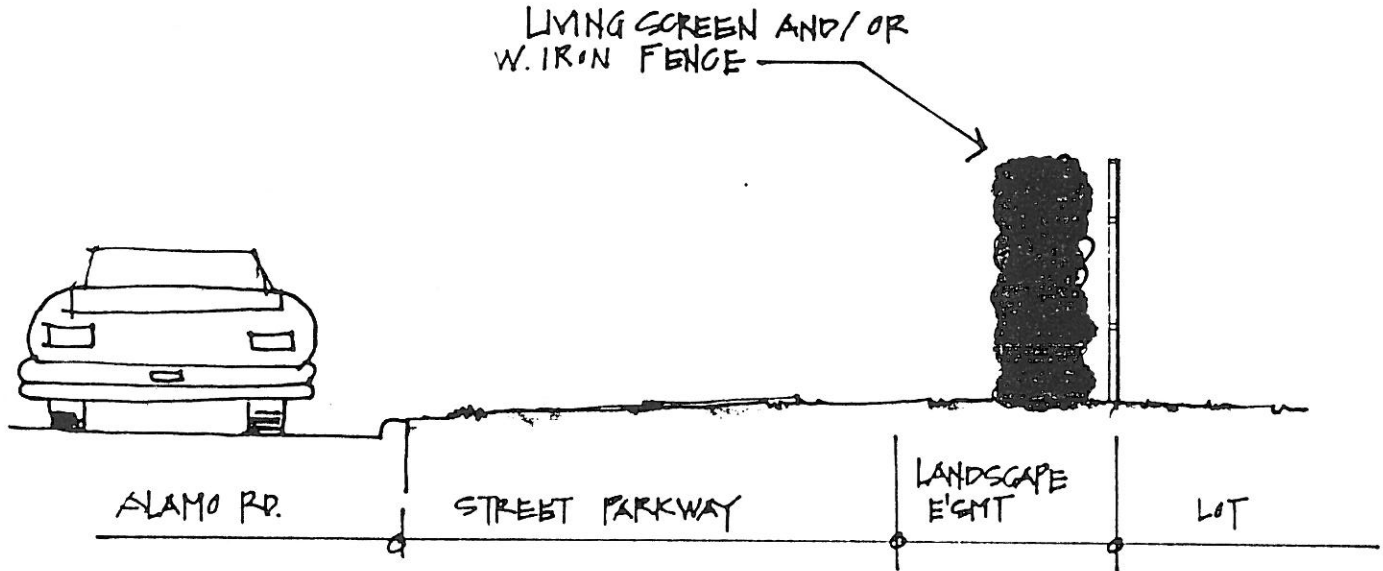
HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA FOUR

- | | |
|---|--|
| 1. Minimum Lot Area - | 10,000 square feet (w/o alleys)
8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |





SCHEMATIC SECTION/ ALAMO RD.



STREET

PATH

NATURAL LANDSCAPE

CREEK

SCHEMATIC SECTION / PARK

HAROLD L. EVANS Consulting Engineer
 2331 GUS THOMASSON ROAD, SUITE 102
 P.O. BOX 28355 214-328-8133
 DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
 Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys	---	-----
	386	137.7 Acres
Park/Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

MEMORANDUM

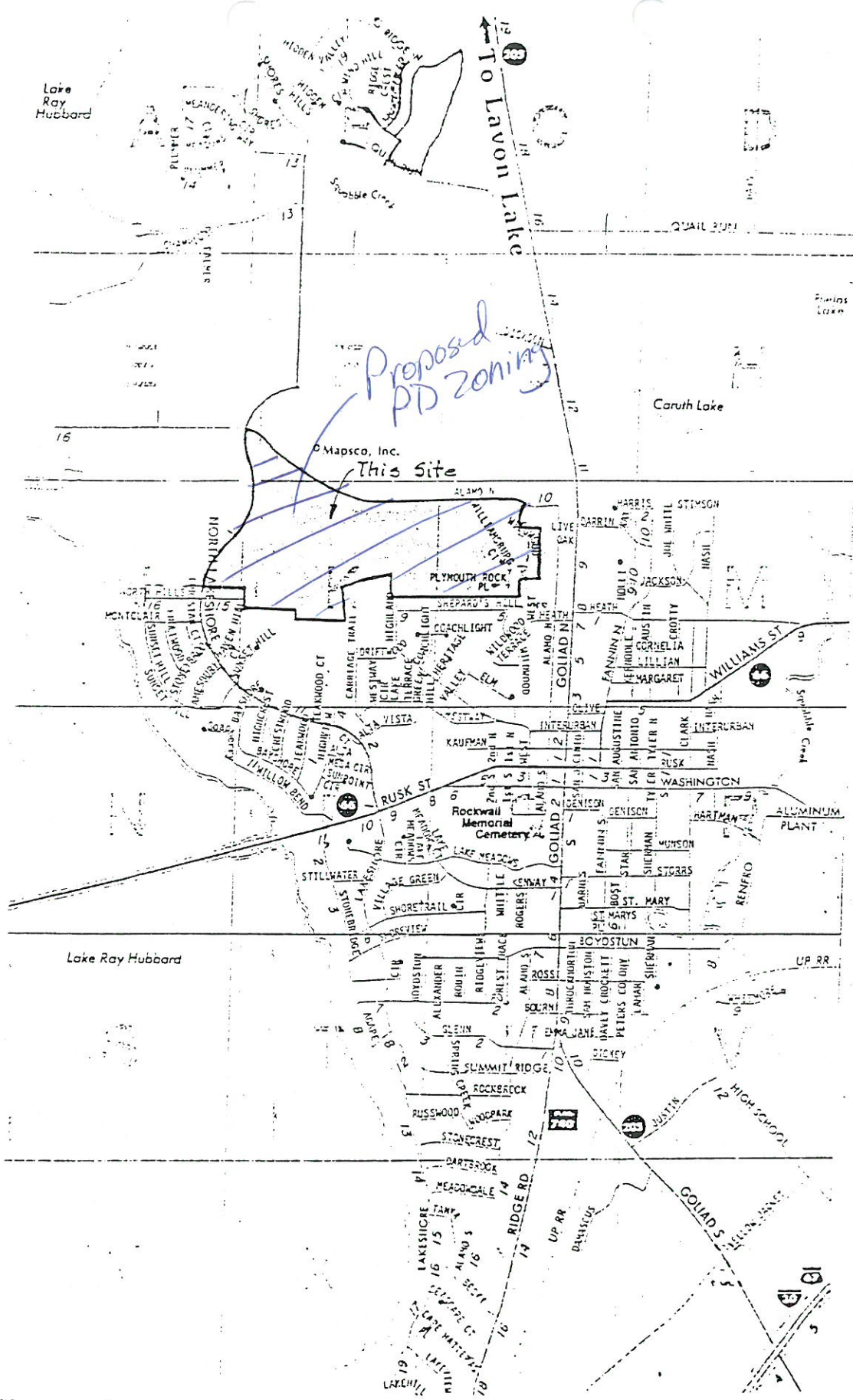
TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-46-Z (Hillcrest Meadows)
DATE: February 8, 1994

The applicant proposes to rezone a parcel of land from PD 11 and SF-10 to a new PD. The PD is divided into three areas. The applicant has not provided the total square footage of each of the areas however, a summary breakdown of the areas are as follows:

Area 1	10,000 sq. ft. min. lot with alley	2,000 sq. ft. min. dwelling
Area 2	10,000 sq. ft. min. lot with out alley 8,400 sq. ft. min. lot with alley	1,800 sq. ft. min. dwelling or 1,800 sq. ft. min. dwelling
Area 3	8,400 sq. ft. min. lot	1,800 sq. ft. min. dwelling

Comments:

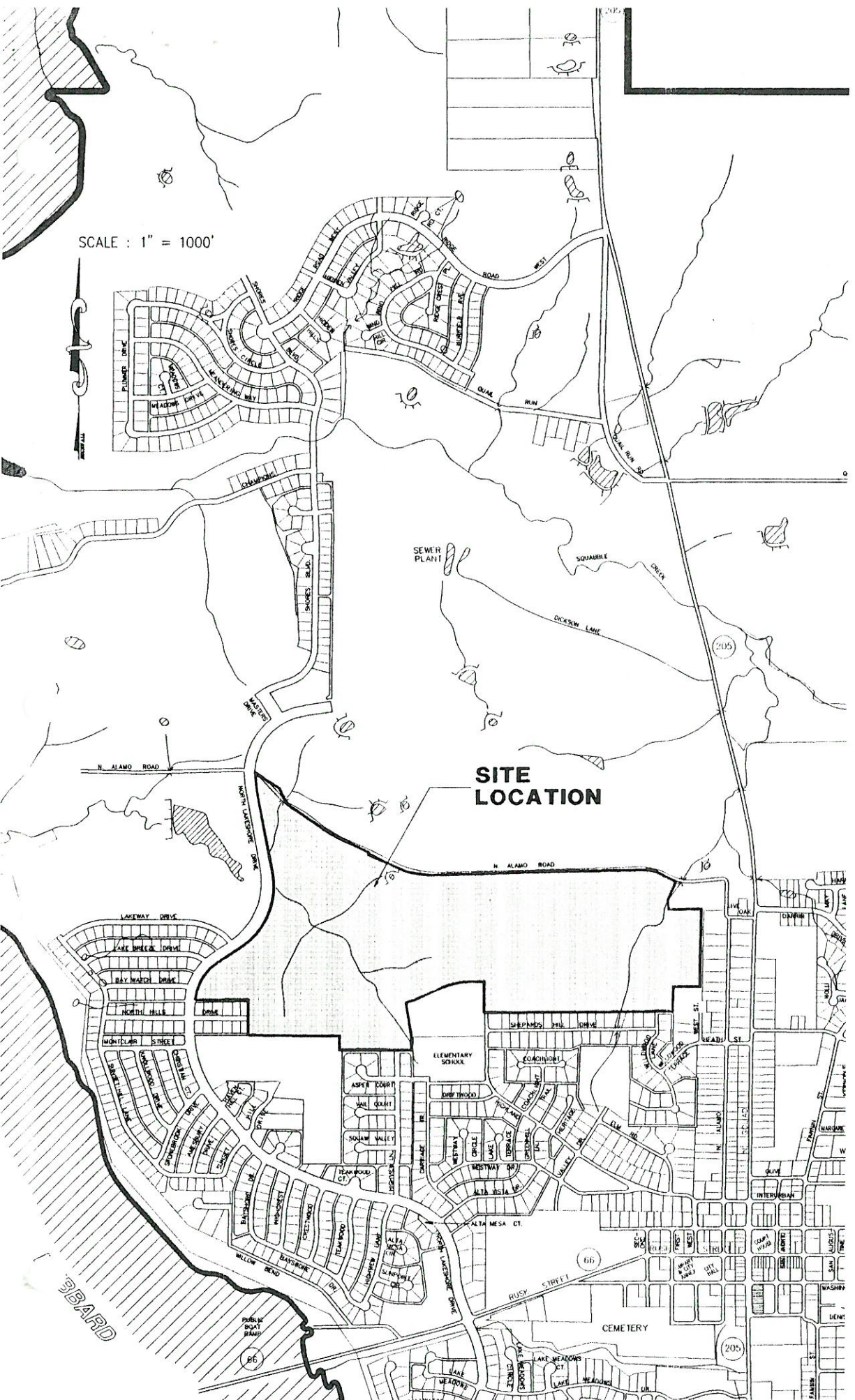
1. The applicant has provided a description of amenities for the PD. These amenities include special landscape treatment of North Lakeshore Drive and Alamo St, screening along North Lakeshore Drive, open space linkage for park and school, and may include other amenities for the members of the homeowners association.
2. The applicant has located 10,000 sq. ft. lots around the entire perimeter of the PD. This placement of lots will facilitate the continuance of 10,000 sq. ft. lots in future developments, in the event that lot sizes and amenities are not proposed for future development adjacent to this PD.
3. The applicant has proposed dwelling square footage that is greater than the minimum sizes required for comparable districts in standard zones.
4. The applicant will be required to dedicate 1/2 of the R.O.W. of Alamo and will be financially responsible for a portion of total construction of the street.



LOCATION MAP
 scale: 1" = 2000'

SCALE : 1" = 1000'

SITE LOCATION



**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY OF ROCKWALL
CITY HALL
205 W RUSK
January 27, 1994
7:00 P.M.**

I. Work Session Items

- A. Front Yard Fence for property located at 601 Parks Ave.
- B. Zoning Change from Agriculture to Light Industrial for property located at South side I-30 service road west of Hwy 549
- C. Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellow Jacket Lane, and east side Union Pacific Rail road
- D. Final Plat for Carruth Lake Development phase one for property located east of SH-205 and north of Harris Heights Addition
- E. Zoning change for MAHR Development for property located east of North Lakeshore Drive and south of Alamo Road
- F. Conditional Use Permit for Kerry Mason for property located west of SH-205 and south of Dalton Road

II. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 24th day of January, 1994 at 4:00 p.m. by Denise LaRue

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: January 13, 1994

Agenda No: II. B.

Agenda Item: Hold Public Hearing and Consider Approval of a Request from MAHR Development for a Change in Zoning from "A" Agricultural and "PD-11", Planned Development No. 11 to Planned Development on a Tract of Land Located East of North Lakeshore Drive and South of Alamo Road, Approval of a Preliminary Plan and Area Requirements

Item Generated By: Applicant, MAHR Development

Action Needed: Hold public hearing and recommend action on the application.

Background Information:

We have received an application for a zoning change on approximately 145 acres as shown on the attached location map. The area is bounded by Alamo Road on the north, North Lakeshore on the west and the Northshore development to the south. The application, which was originally submitted with lots ranging from 7,200 sq. ft. to 10,000 sq. ft. has been amended to provide for lots ranging from 8,400 sq. ft. to 10,000 sq. ft. They have also amended their plan to provide that the lots located along the perimeter of the property that is bounded by roadways is developed with 10,000 sq. ft. lots. Attached is a copy of a typical cross section that has been proposed by the developer for screening along the major street frontages. In conjunction with the application the developer is proposing to improve the drainage channel that would connect the existing city park located adjacent to Reinhardt Elementary school to the park/drainway located in Hillcrest Shores on the west side of Lakeshore Drive. The site is proposed for low density development on the land use plan, which is consistent with the proposed land uses. One of the concerns in reviewing this application was the potential impact of approving smaller lots in an area that has been developed as SF-10 development. The developer has attempted to address this concern by building 10,000 sq. ft. lots around the perimeter of the site.

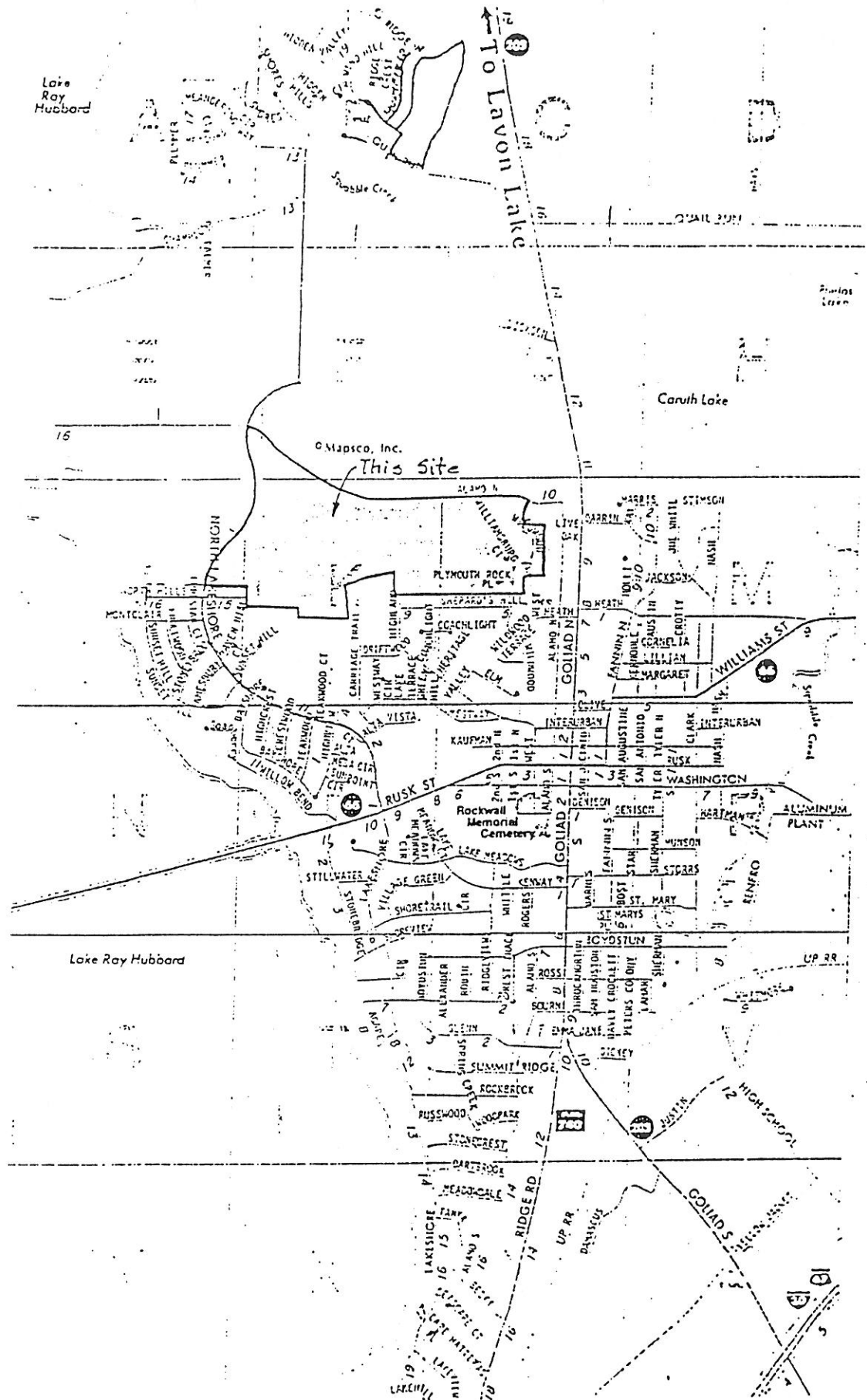
Attached is a copy of the review by PRG which outlines the items that Mr. Boutwell has identified as issues to be addressed.

Attachments:

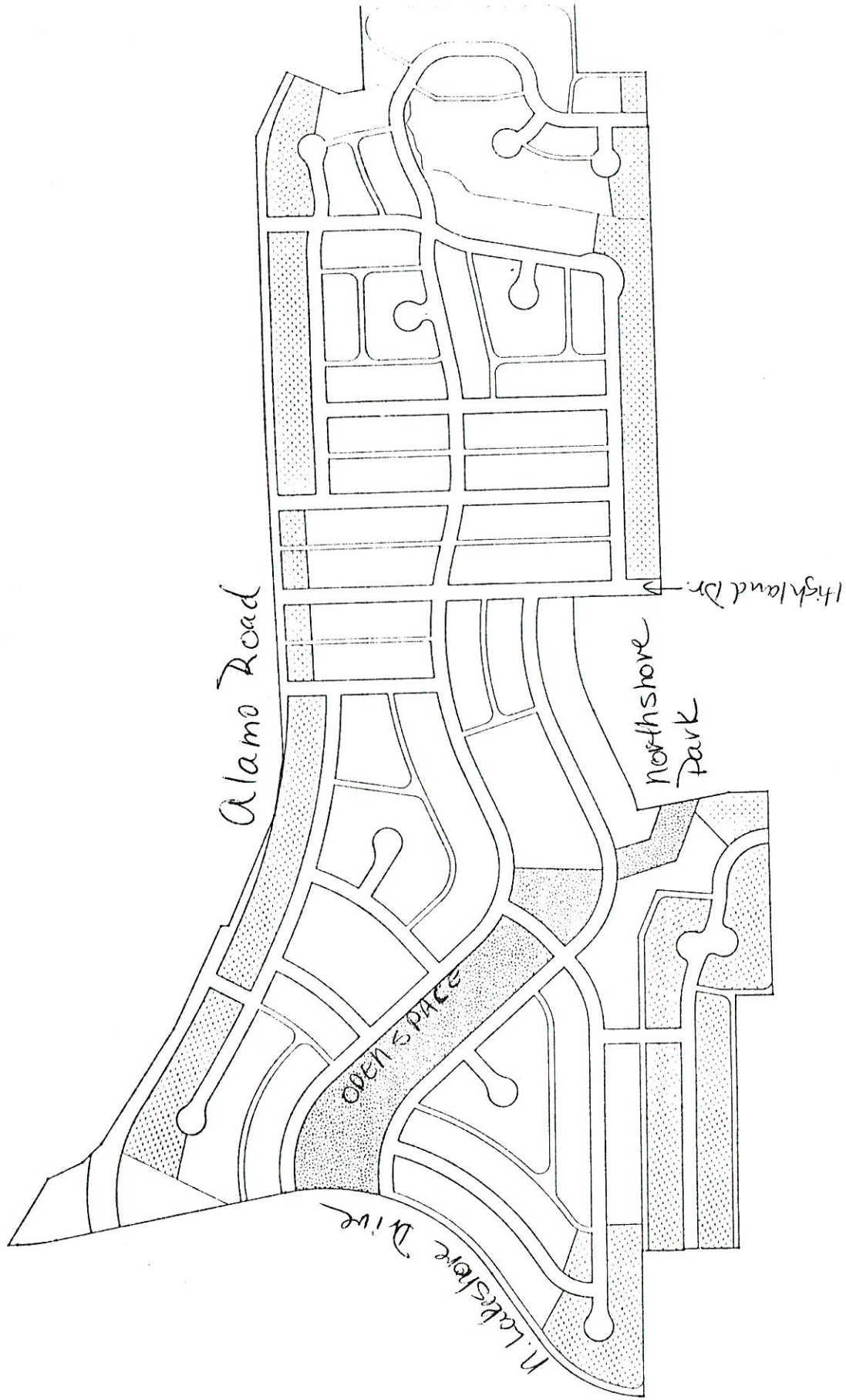
1. Location Map
2. Preliminary Plan
3. Resident Responses

Agenda Item: MAHR Rezoning Request

Item No: II. B.



LOCATION MAP
 scale: 1" = 2,000'



LEGEND

- AREA ONE - MIN. LOT AREA - 10,000 SQ. FT. - 2,000 MIN. SQ. FT. PER DWELLING.
- AREA TWO - MIN. LOT AREA - 6,100 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.
- AREA THREE - PARK.

HAROLD L. EVANS	
CONSULTING ENGINEER	
2331 6th THOMASSON	SUITE 02
214412	FE 229
PHONE (214)	133
SCALE	DATE 7/28/80
NORTH SHORE DRIVE	
HILL	
NORTH SHORE DRIVE	



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-46-Z (Hillcrest Meadows)
DATE: January 7, 1994

Description:

The applicant proposes to rezone a parcel of land from PD 11 and SF-10 to a new PD. The PD is divided into two areas. The applicant has not provided the total square footage of each of the areas however, a summary breakdown of the areas are as follows:

Area One	10,000 sq. ft. min. lot	2,200 sq. ft. min. dwelling
Area Two	8,400 sq. ft. min. lot	1,800 sq. ft. min. dwelling

The purpose of a Planned Development is to apply inovative and creative design principals to a unique parcel of land that will create a viable product for the developer and a neighborhood for the community that is aesthetically pleasing and combatible with City standards. In order to accomplish this, the developer often requires the City to make some concessions to the normal development regulations. The City in turn can expect to receive amnities that will off-set these concessions.

Comments:

1. The applicant has indicated in meetings that amenities to the PD shall be provided, however they have not included adequate information to document these amenities. We would recommend that additional details and maps be provided to document all proposed amenities.
 - a. screening, decorative walls along perimeter streets (Northlake Shore and Alamo)
 - b. special landscaping treatement
 - c. special signage, entrances
 - d. location of special paving treatment

- c. proposed pathways, walkways, or other open space amenities
2. The applicant should provide figures that indicate the number of acres proposed for each site within the PD, the potential number of lots within each site, the expected density per acre, and the amount of usable green space and/or open area that is proposed within each site.
3. The applicant has proposed dwelling square footage that is greater than the minimum sizes required for comparable districts in standard zones. This is commendable, however, the majority of proposed area is designated for lot areas having a minimum of 8,400 sq.ft., which is smaller what a significant portion of the property is currently zoned (SF7).
4. The City should consider the precedent that may be established with this PD. The majority of the property is currently zoned as SF-10. With the approval of this PD, a substantial quantity of the area will be designated for lots having less than 10,000 sq. ft. If it is the goal of the City to not encourage lots having areas less than 10,000 sq.ft., then we would recommend that SF10 size lots be located on the northern boundary of this subdivision. The would discourage contiuation of lots less than SF10 in future developments to the north.
5. The applicant should change the designation of area indicated as park from “park” to “drainage / open area.” Park land requirements or funds in lieu of land, shall be determined at the time of platting. However, all park requirements shall be determined at the time of platting of the initial phase of this development.
6. The applicant will be required to dedicate 1/2 of the R.O.W. of Alamo and will be finacially responsible for a portion of total construction of the street.
7. The Thoroughfare Plan indicates that a collector street (Highland Drive) bisects this site and intersects with Alamo. This should be reflected in the site plan.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The amenity center may include a swimming pool, tennis courts, cabana (including restrooms and dressing areas), and/or a playground area. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer. The location of the amenity center shall be determined at the time of final plat approval for the section of the Planned Development District to contain the amenity center.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The limits of the greenbelt will be determined at the time of platting of the adjoining sections of the subdivision. Developer shall construct a public street along at least one side of the greenbelt and shall install for public use a hiking path between said street and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision. This dedication shall be accepted by the City of Rockwall to meet the park land dedication requirements of the Subdivision Ordinance only if the usable area within the dedication (i.e. the non-floodplain area) exceeds the requirements of the ordinance.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems and other improvements.

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA ONE

- | | |
|--|------------------------------|
| 1. <u>Minimum lot area</u> - | 10,000 square feet |
| 2. <u>Max. no. of single family dwelling units per lot</u> - | 1 |
| 3. <u>Minimum square footage per dwelling unit</u> - | 2,000 square feet |
| 4. <u>Minimum lot Width</u> - | 70 feet at the building line |
| 5. <u>Minimum lot depth</u> - | 100 feet |
| 6. <u>Minimum depth of front set back</u> - | 25 feet |
| 7. <u>Minimum depth of rear set back</u> - | 10 feet |
| 8. <u>Minimum width of side set back</u> - | |
| a) <u>Internal lot</u> | 6 feet |
| b) <u>Sideyard set back (abutting street)</u> | 15 feet |
| c) <u>Sideyard set back (abutting an arterial)</u> | 20 feet |
| 9. <u>Minimum distance between separate buildings on the same lot or parcel of land</u> - | 10 feet |
| 10. <u>Maximum building area (as a percentage of lot area)</u> | 35% |
| 11. <u>Maximum height of structures</u> - | 36 feet |
| 12. <u>Minimum number of off street parking spaces per unit (garage area will not be considered)</u> - | 2 |

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA TWO

1. Minimum lot area - 8,400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot Width - 65 feet at the building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 25 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot 6 feet
 - b) Sideyard set back (abutting street) 15 feet
 - c) Sideyard set back (abutting an arterial) 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area (as a percentage of lot area) 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2

Planning And Zoning Commission Minutes
January 13, 1994

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

10 Pat Friend made a motion to approve the minutes. Dennis Mitchell seconded the motion. The motion was voted and passed unanimously.

15 PZ 93-51-Z/PP Hold Public Hearing and Consider Approval of a Request from Kirby Albright for a change in zoning from Agricultural to 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 Shadeydale Lane.

Dub Douphrate reviewed the case with the commission.

20 Jim Grennwalt open the public hearing.

Kirby Albright, property owner addressed the Commission and answered questions.

25 Mr. and Mrs. O'Brain, 5 Shadeydale Lane addressed the Commission in opposition of the request stating that deed restriction on the property were not being complied with.

Julie Couch explained to the commission that the City does not enforce deed restriction.

30 Kirby Albright indicated that deed restrictions being discussed do not apply to this tract of land.

James Greenwalt closed the public hearing.

35 After much discussion Pat Friend made a motion to approve the request from Kirby Albright for an ordinance granting a change in zoning from Agricultural to Planned Development for single family uses, and recommending approval of a preliminary plat and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadeydale Lane provided the following conditions are met;

40 * That the applicant should indicate to the Council whether or not the proposed streets are to be dedicated with a 50 foot right-of-way or are to be privately maintained by the homeowner's association.

* That the security gates be located and described on the preliminary plat if the streets are to remain private.

- 45 * That the screening, landscaping, and/or decorative walks are to be described on the site plan.
- * That the applicant include the area requirements i.e., building set back, side set back, rear set back, structure height on the site plan.
- 50 * That the building lines be not less than 50 feet in width.
- * That Shadeydale Lane be shown on the plat.
- 55 * That the front building lines and proposed utility easements be indicated on the plat, especially if the streets are not to be dedicated to the City.
- * That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

60 Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

65 PZ-93-46-Z Hold Public Hearing and Consider Recommending Approval for a Request from MAHR Development for a change in zoning from "PD-11" and "SF-10" district classification to "PD" district classification for single family uses and preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road.

70 Julie Couch reviewed the case with the Commission.

A.W Newman, 325 Shepherd Hill addressed the Commission expressing opposition to the request.

75 Robert Pope, Developer addressed the Commission and answered questions.

Jim Kelly, 329 Shepherd Hill asked about the Lone Star Gas line that runs through the property.

David Hairston, 1501 Sunset Hill questioned the lot yields and buffers.

80 Alfred H. Gonzalez, 1598 North Hills expressed opposition to the lot size.

After much discussion Jim Greenwalt made a motion to recommend denial of the request from MAHR Development. Art Ruff seconded the motion. The motion was voted on and passed unanimously.

85 93-50-CUP/PP Hold Public Hearing and Consider Recommending Approval of a request from Rockwall Independent School District for a Conditional Use Permit and Preliminary Plat for an elementary school located on a tract of land on Dalton Road west of SH-205.

90 Dub Douphrate reviewed the case and recommended approval of the CUP and Preliminary Plat provided that the R.I.S.D submit a complete Site Plan when the Final Plat is submitted for approval and that escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the tract being platted.

95 James Greenwalt opened the public hearings.

Joe Holt, HOLMC Inc. addressed the Commission and answered questions.

100 John Carimanica, President of the Harlan Park Home Owners Association asked the commission to approve the request.

Charles Johnson, R.I.S.D Board of Trustee member asked that the commission to approve the request.

105 James Greenwalt closed the public hearing.

Dennis Mitchell made a motion to recommend approval to the City Council for a request from R.I.S.D for a CUP and Preliminary Plat for an elementary school on an 11 acre tract of land located on Dalton Road west of SH-205 provided the following provisions be met;

110 * The applicant submit a completed Site plan when the final plat is submitted.

* That escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the tract of land being platted.

115 Pat Friend seconded the motion. The motion was voted on and passed unanimously.

93-49-Z Hold Public Hearing and Consider Recommending Approval of a Request from Aline Mc Elroy Word for a change in zoning from Agricultural to Light Industrial on a tract of land located on the north side of I-30 east on Industrial Drive.

120 Dub Douphrate reviewed the case and recommended approval of the request.

125 Greenwalt open the public hearing.

Aline McElroy Word, applicant, addressed the Commission and answered questions. Petar Termunozic, 1600 Maria Bay Circle addressed the commission to ask for approval the request.

130 James Greenwalt closed the public hearing.

Pat Friend made a motion to recommend approval to the City Council a request from Aline

McElroy Word for a change in zoning from Agricultural to Light Industrial for a tract of land located on the north side of I-30 east of Industrial Drive. Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

140 93-47-CUP Hold Public Hearing and Consider Recommending Approval of a request from Walker Rowe for a Conditional Use Permit for a guest/servants quarters in a single family zoning district located at 1110 Vail Court also described as Lot 26, Block F of the Pinnacle Addition.

145 Dub Douphrate reviewed the request for the commission and recommended approval of the CUP provided the following conditions are met; That wording be included in the ordinance stating that the guest/servants quarters must not be used as an income source, i.e., the facility may not be rented or leased.

Jame Greenwalt opened the public hearing.

150 Walker Rowe, Contractor addressed the commission and answered questions.

James Greenwalt closed the public hearing.

155 Dennis Mitchell made a motion to recommend approval of the request from Walker Rowe for a CUP for a guest/servants quarters in a single family zoning district located at 1110 Vail Court provided that the guest/servants quarters must not be used as an income source. The facility may not be rented or leased.

Ginger Baugh seconded the motion. The motion was voted on and passed unanimously.

160 93-39-Z Hold Public Hearing and Consider Recommending Approval of an Amendment to the General Retail Zoning District classification to allow a Conditional Use Permit to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.

165 Dub Douphrate reviewed the request for the commission and recommended approval of the amendment provided the following conditions are met; That the revision to the GR District should occur in the Conditional Use section of the GR Zoning requirements, The conditional use allow a maximum of 4 fuel dispensers and a maximum of 8 vehicles being served at one time, and that this conditional use only apply at the intersection of two major roadways being collector roadway width or greater.

170 James Greenwalt opened the public hearing.

Tom Shirey spoke in favor of the amendment.

175 James Greenwalt closed the public hearing.

Art Ruff made a motion to approve the request with the following conditions;

- 180 * That the revision to the General Retail District should occur in the
 Conditional Use section of the General Retail zoning requirements.
- 185 * The conditional use allow a maximum of 4 fuel dispensers and a
 maximum of 8 vehicles being served at one time and this conditional use
 only apply at the intersection of two major roadways being a collector
 roadway width or greater.

Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

190 93-38-PP Consider Recommending Approval of a Preliminary Plat for a 22.14 acre tract of land
described as Windmill Ridge number 3B located north of FM 3097 and east of FM 740.

Dub Douphrate reviewed the request for the Commission and recommended approval of the preliminary plat.

195 Harold Evans, Engineer for development addressed the commission and answered questions.

After much discussion Pat Friend made a motion to approve the request from Shepherd Place Homes for a preliminary plat for Windmill Ridge phase 3B, located north of FM 3097 and east of FM 740. Art Ruff seconded the motion. The motion was voted on and passed unanimously.

93-54-PP Consider Recommending approval of a preliminary plat for a 10.75 acre tract of land located north of Dalton Road west of SH-205, also described as Harlan Park Phase II.

205 Dub Douphrate reviewed the case for the Commission and recommended approval of the preliminary plat with the following conditions; That the general retail zoning be corrected by revising the 40 foot strip of land zoned General Retail to Single Family 10, and that this zoning correction be revised prior to approval of the final plat.

210 Dennis Mitchell made a motion to approve the request from Joe Holt for a preliminary plat for Harlan Park Phase II with the following conditions;

- * That the general retail zoning be corrected by revising the 40 foot strip of land zoned general retail to single family-10.
- 215 * That this zoning correction be revised prior to submittal of the final plat.

Pat Friend seconded the motion. The motion was voted on and passed unanimously.

220

93-56-FP Consider Recommending Approval of a request from Texas Star Express for a final plat for a tract of land located at 2890.

225 Dub Douphrate reviewed the request for the commission and recommended approval with the following conditions; that the applicant will indicate on the plat the location of the city limits and that facilities agreement be prepared which outlines the conditions of the street escrow requirements.

230 The conditions which were previously approved by the Council are to reduce the amount of escrow required to 25% of the cost of the street improvement and to defer collecting the escrow until the street is built.

235 Gary Amerson, President of Texas Star Express addressed the Commission and answered questions.

Pat Friend made a motion to approve the request from Texas Star Express for a final plat for a tract of land located at 2890 South Goliad provided the following conditions are met;

240 * That the applicant will indicate on the plat the location of the City limits.

* That a facilities agreement be prepared which outlines the conditions of the street escrow requirements. The conditions which were previously approved by Council are to reduce the amount of escrow required to 25% of the cost of the street improvement and to defer collecting the escrow until the street is built.

245

Art Ruff seconded the motion. The motion was voted on and passed unanimously.

ADJOURNMENT

250 As there was no further business to come before the Commission, the meeting adjourned at 10:05 p.m.

255

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 W RUSK
February 10,,1994
7:00 P.M.**

I. Call To Order

II. Approval of Minutes

III. Public Hearing

- 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore and south of Alamo Road.
- 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a Front Yard Fence for property located at 601 Parks Ave.
- 94-1-Z Hold Public Hearing and Consider Recommending Approval for a request from Thomas Haack for a Change in zoning from Agriculture to Light Industrial for property located at South side I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat
- 94-2-Z Hold Public Hearing and Consider Recommending Approval from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellow Jacket Lane, north west of SH-205 and approval of a Concept Plan
- 94-3-CUP Hold Public Hearing and Consider Recommending Approval from Kerry Mason for Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road

IV. Action Items

- 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Development Corp. for a Final Plat for Villages of Caruth Lake located north of Harris Heights Addition and East of SH-205.

V. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 7th day of February, 1994 at 4:00 p.m. by Denise LaRue

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: February 10, 1994

Agenda No:

Agenda Item: P&Z 93-46-Z - Hold Public Hearing and consider Recommending Approval of a Request from MAHR Development for a Change in Zoning from Planned Development-11, PD-11, and Single Family, SF-10, to Planned Development for Single Family Development and Approval of a Preliminary Plan

Item Generated By: Applicant, MAHR Development

Action Needed: Hold public hearing and take any necessary action.

Background Information:

At the last meeting the Commission recommended that this application be denied. The application was then considered by the City Council, who has now remanded the application back the Commission for further consideration. The Council expressed some interest in the application, however, they indicated concern about the particular details of the proposal and the different densities that were originally proposed. As a result of the Council review and the Commission worksession, the applicant has provided additional details regarding the application and they have also amended the plan in regard to the proposed densities.

Attached you will find a copy of the revised preliminary plan. The original plan submitted by the developer provided for generally one row of 10,000 sq. ft. lots around the perimeter of the development with the exception of the lots along Lakeshore, along the eastern property line and along the park. The revised plan provides for 10,000 sq. ft. lots in these three areas as well as internally along the three drainways. The 10,000 sq. ft. lots located along the drainways and the park are requested in conjunction with a request for no alleys in these locations. These are areas in which we have approved the deletion of alleys in the past and we would have no problem with this request.

The breakdown on the acreage and land uses is as follows:

Area 1 - 10,000 sq. ft. lots	46 acres
Area 2 - 8,400 sq. ft. lots	72 acres
Area 3 - Drainway/Open Space	8 acres
Area 4 - 10,000 sq. ft. lots w/o alleys and w/side entry or community center	<u>19 acres</u>
	145 acres

SEE ATTACHED NOTES CONT'D

Attachments:

1. Revised Submission including preliminary plan, area requirements, and typical elevations of amenities

Agenda Item: MAHR Development Rezoning PD-11/SF-10 to PD

Item No:

NOTES CONT'D.

As you can see, approximately 50% of the total land area would be used for 8,400 sq. ft. lots. The remaining land would be used for 10,000 sq. ft. lots or open/common space, with all of the lots along the perimeter of the development containing 10,000 sq. ft. The applicant has more thoroughly addressed the amenities that are being proposed as well. If the application is approved we would recommend the following conditions be included:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended be approved with the application
2. That the land use acreages as submitted be generally approved
3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.
4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets located along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.
5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

ROBERT W. POPE & ASSOCIATES
4011 WEST PLANO PARKWAY
SUITE 104
PLANO, TEXAS 75093
(214)964-8801

February 3, 1994

Ms. Julie Couch, City Manager
City of Rockwall, Texas
205 West Rusk
Rockwall, Texas 75087

Re: Proposed Planned Development Zoning
Hillcrest Meadows
Rockwall, Texas

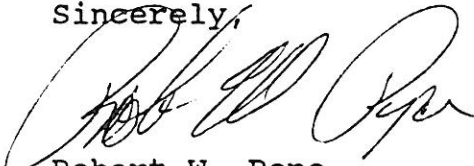
Dear Ms. Couch:

Enclosed are the following items for your use in processing of the referenced zoning request. These submittals have been revised in accordance with our understanding of the Planning and Zoning Commissions concerns at the January 27 work session.

Revised restrictions and area requirements for the district.
8½" x 11" color renderings of the proposed district.
8½" x 11" color renderings of the proposed greenbelt,
and thoroughfare screening.

Please let us know if you have any questions on this matter

Sincerely,



Robert W. Pope

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HILLCREST MEADOWS
PD
AREA REQUIREMENTS - AREA ONE

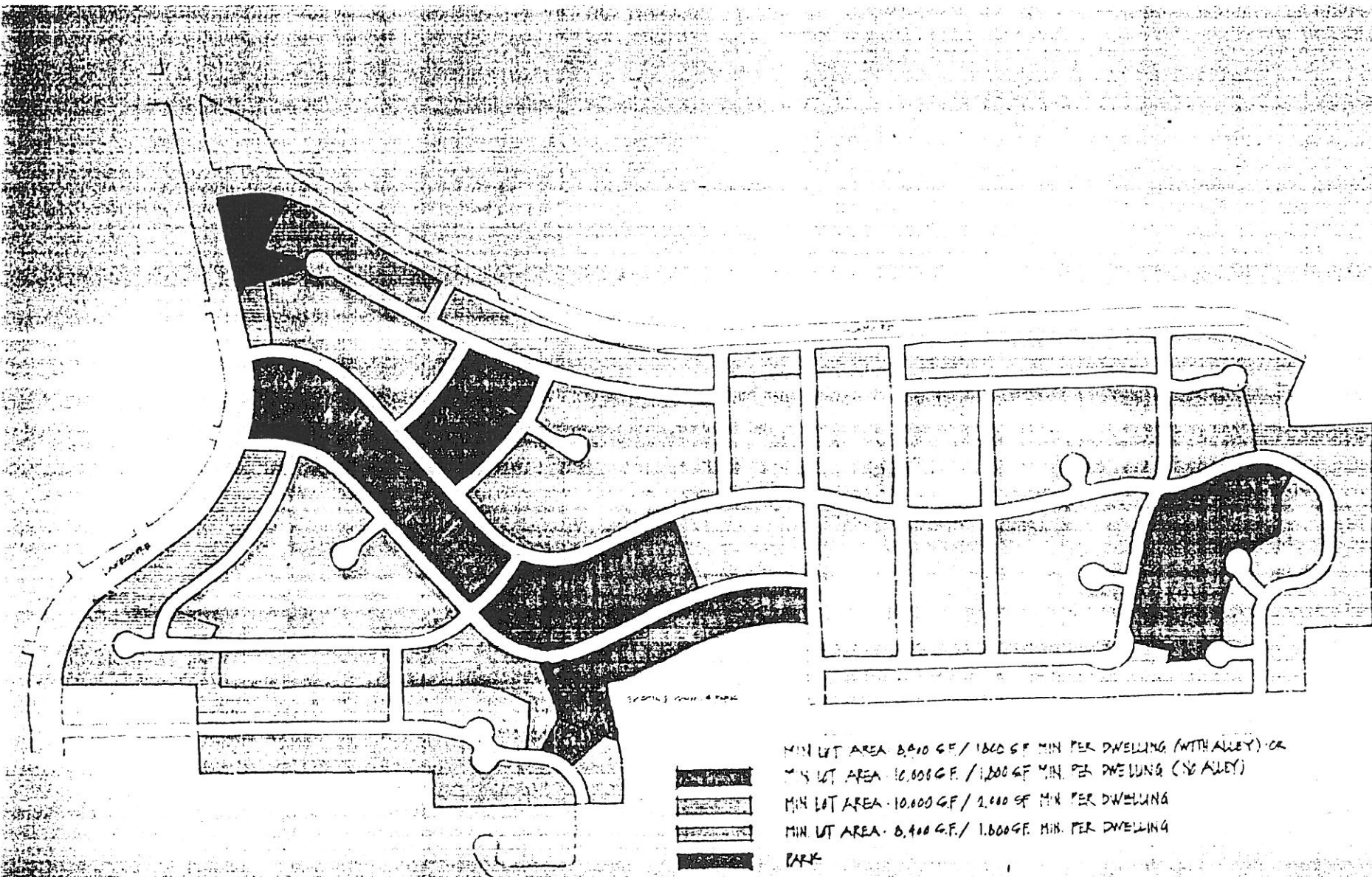
- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 10,000 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 2,000 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

HILLCREST MEADOWS

PD

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area - 8,400 square feet
2. Max. number of single family dwellings per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot width - 65 feet at the front building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 25 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 6 feet
 - b) Sideyard set back (abutting street) - 15 feet
 - c) Sideyard set back (abutting an arterial) - 20 feet
9. Minimum distance between separate buildings on the same lot - 10 feet
10. Maximum building area (as a percentage of lot area) - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2



- MIN LOT AREA 8,000 SF / 1,800 SF MIN PER DWELLING (WITH ALLEY) OR
- MIN LOT AREA 10,000 SF / 1,800 SF MIN PER DWELLING (NO ALLEY)
- MIN LOT AREA 10,000 SF / 2,000 SF MIN PER DWELLING
- MIN LOT AREA 8,400 SF / 1,800 SF MIN PER DWELLING
- PARK

HILLCREST MEADOWS - PD

SCALE: 1" = 40' ±

DATE: 1/14/74
BY: [Signature]

SEE STREET ALIGNMENT CONCEPT

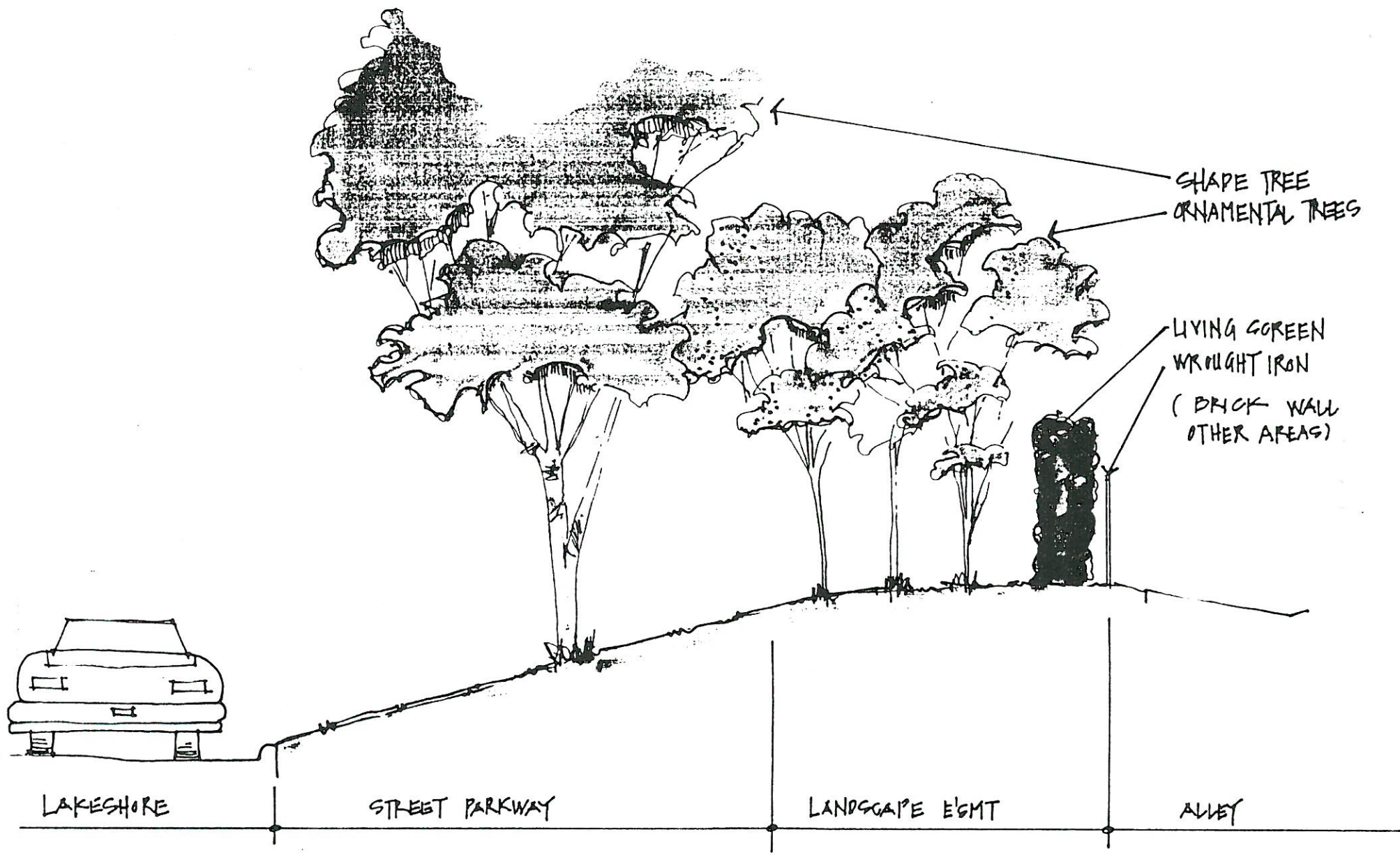
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HILLCREST MEADOWS

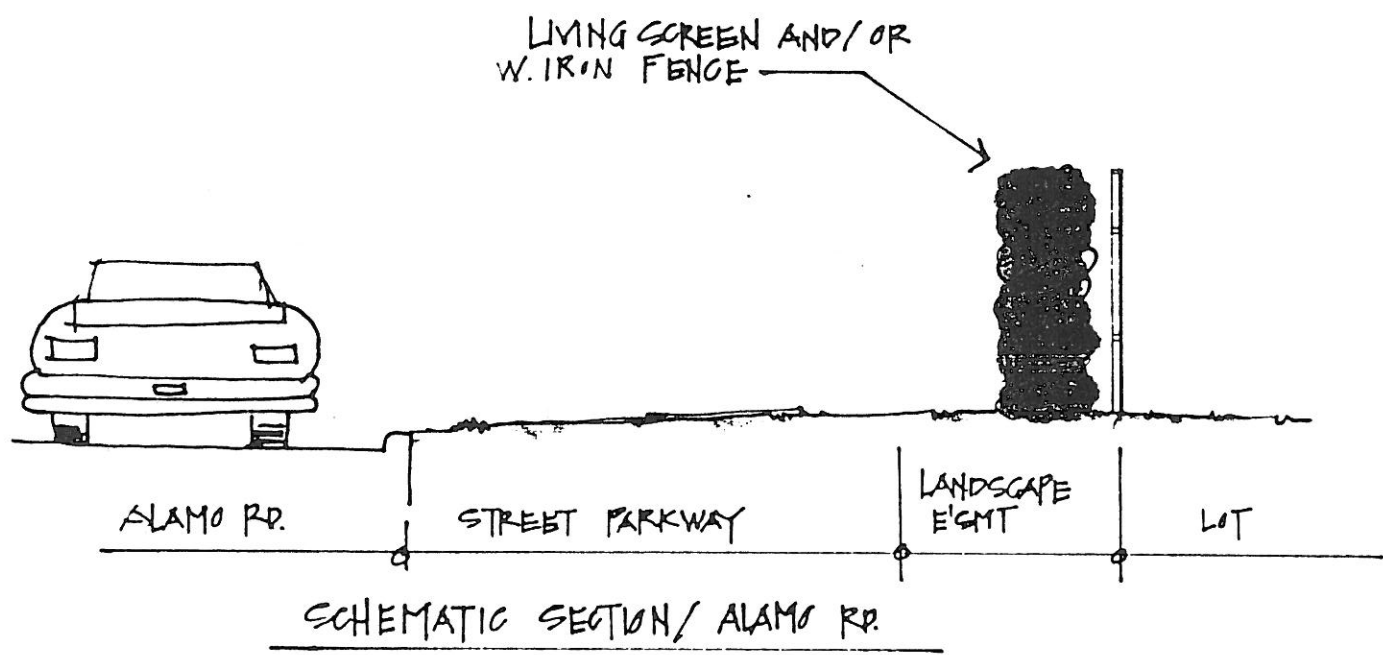
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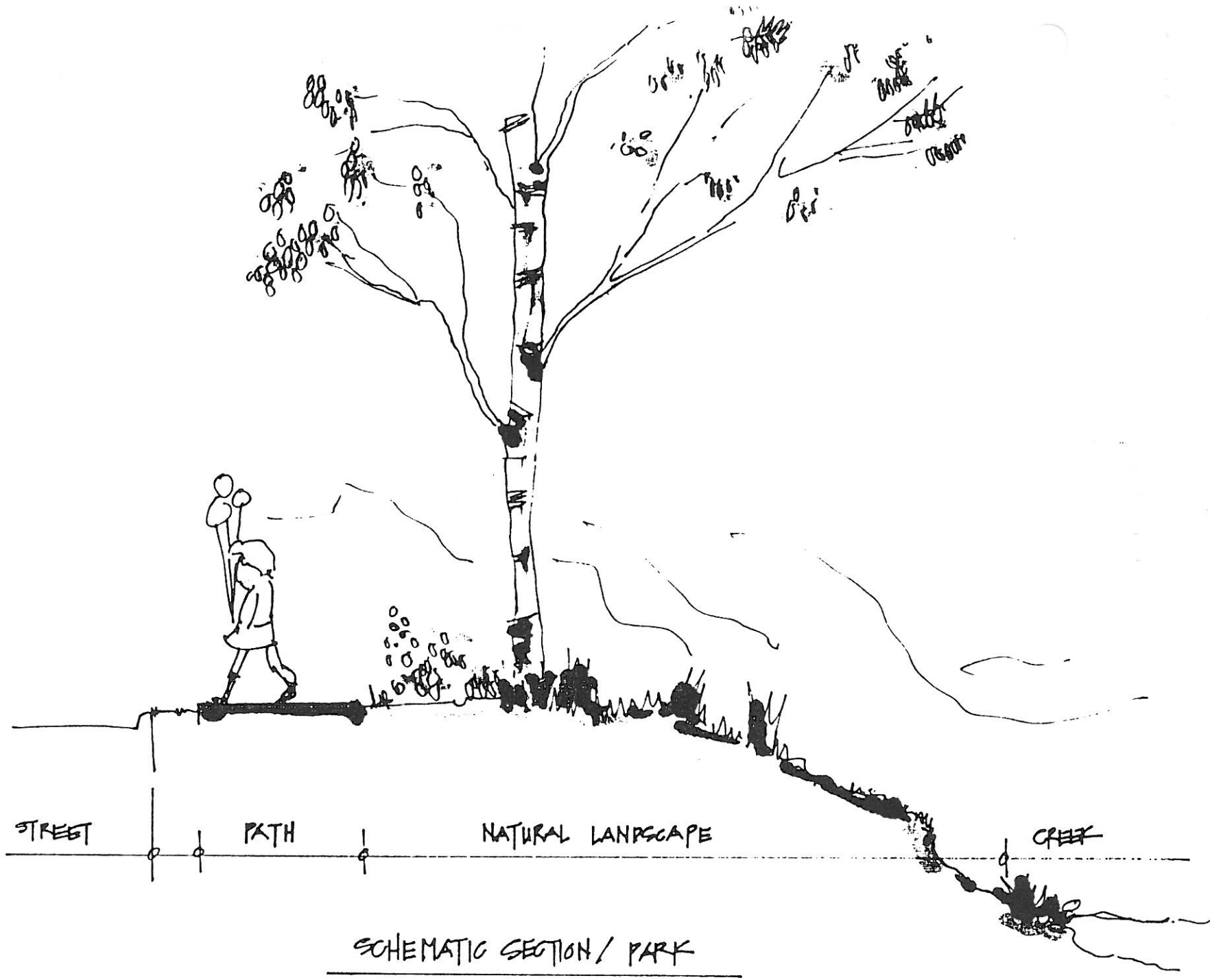
AREA REQUIREMENTS - AREA FOUR

- | | |
|---|--|
| 1. Minimum Lot Area - | 10,000 square feet (w/o alleys)
8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



SCHEMATIC SECTION / LAKE SHORE





STREET

PATH

NATURAL LANDSCAPE

CREEK

SCHEMATIC SECTION / PARK

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS

- A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.
- B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.
- C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.
- D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.
- E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.

IV. ACTION ITEMS

- A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
- B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

V. WORK SESSION

- A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
- B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
- C. 94-5-Z Amendment to "PD-14" from Monty Oakley
- D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park

F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 25th day of February, 1994 at 5:00 p.m. by Denise LaRue

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
February 28, 1994

5

I. CALL TO ORDER

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

II. PUBLIC HEARINGS/ZONING REQUESTS

15 93-46-Z RECOMMENDING APPROVAL FOR A REQUEST FROM MAHR DEVELOPMENT FOR A CHANGE IN ZONING FROM "PD-11", PLANNED DEVELOPMENT CLASSIFICATION FOR SINGLE FAMILY USES AND APPROVAL OF A PRELIMINARY PLAN AND AREA REQUIREMENTS ON A TRACT OF LAND CONTAINING APPROXIMATELY 145 ACRES LOCATED EAST OF NORTH LAKESHORE AND SOUTH OF ALAMO ROAD.

20

The applicant reviewed the changes they had made and their request, which included adding additional SF-10 size lots and clarifying the proposed amenities.

Summary of Commissioners comments regarding this request:

Mr.Ewing, was in favor of the request but was not comfortable with homes backing up to a four lane undivided roadway.

Mr.Ruff, Read a memo, expressing his opposition to the request.

30

Mr.Friend made a motion to recommend approval of a request from MAHR Development for a change in zoning from "PD-11", Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore and south of Alamo Road with the following conditions;

35

* That the land uses; area requirements, including restrictions on garages on front entry lots and a minimum masonry requirements; preliminary plan; and amenities as submitted or as amended be approved with the application

40

* That the land use acreage as submitted be generally approved

45 * That the Developer shall dedicate 10 feet of ROW along N.Lakeshore adjacent to the
development in addition to the ROW necessary for construction of the roadway, in
conjunction with the first phase of development. The Developer shall also submit for
approval by the Commission and City Council a detailed screening/landscape plan for
50 N.Lakeshore and Alamo Road in conformance with the application. The plan shall at a
minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N.
Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical
landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet
of frontage, as defined by the City's landscape ordinance, shall be provided along N.
Lakeshore. The detailed plan shall provide a phasing plan of improvements.

55 * That the Developer shall provide a linear greenbelt along and generally in the
configuration as shown on the preliminary plan. The greenbelt shall be cleared by the
Developer as required by City. Prior to the development of the first phase the Developer
shall submit for approval by the Commission and City Council a detailed plan for the
60 greenbelt in conformance with the application. The plans, at a minimum, shall include
a phasing plan of the improvements, location and design of the paved hiking path at a
minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design
of any required drainage improvements including headwalls as required by the City,
public streets located along both sides of the drainway, and overall dimensions of the
65 greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to
the City or privately maintained.

* The Developer may, if approved by the City, construct an amenity center in conjunction
with the development for the exclusive use of the residents of the district, in accordance
70 with the preliminary plan. Any such facilities shall be proposed in conjunction with
development of the first phase.

Mr.Ewing seconded the motion, the motion was voted on. The vote was 3 to 3 with Mr.Ewing,
Mr.Greenwalt, and Mr.Friend voted in favor and Mr. Ruff, Mr.Raulston, and Mrs.Baugh voting
75 in opposition.

Mr.Ruff stated he voted against the request due to the small lot sizes being requested.

80 Mr.Raulston stated he was opposed to the small lot size.

Mrs.Baugh stated she was also opposed to lot sizes under 10,000 square feet and was aware of
the public opposition regarding this request. She also had concerns with the lots backing up to
Alamo Road.

85 Mr.Friend stated to the Commissioners that there were other quality developments in Rockwall
with the same size lots.

Mr.Ewing stated he was in favor of the request.

Mr.Ruff stated he had talked to other people in the community that was opposed to the high density of the area due to the smaller lot sizes.

Mr.Greenwalt stated he was in favor of the request. He felt it was important to have the greenbelt, the landscaping and the buffering that the Developer has proposed

Mr.Ewing made a motion to move this case forward with the comments from the Commission to Council due to a the 3 to 3 vote.

Mr.Friend seconded the motion. The motion was voted on and passed unanimously.

PZ-93-53-F HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM DUANE LITES FOR A FRONT YARD FENCE FOR PROPERTY LOCATED AT 601 PARKS AVENUE.

The Chairman opened the Public Hearing.

Dub Douphrate outlined the request and recommended approval.

Duane Lites, applicant asked the commission to consider approval of the request.

Mr.Ewing asked Mr. Lites about the condition of the existing backyard fence.

Mr.Lites explained that he will be replacing the backyard fence in the future.

There being no one else to speak the Public Hearing was closed.

Mr.Ruff made a motion to approve the request from Duane Lites for a front yard fence for property located at 601 Parks Avenue.

Mrs.Baugh seconded the motion. The motion was voted on and passed 5 to 1. Mr. Ewing abstained.

PZ-94-1-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM THOMAS HAACK FOR A CHANGE IN ZONING FROM AGRICULTURAL TO LIGHT INDUSTRIAL FOR PROPERTY LOCATED AT SOUTH SIDE OF I-30 SERVICE ROAD WEST OF HWY 549 AND APPROVAL OF A SITE PLAN AND PRELIMINARY PLAT.

The Chairman opened the Public Hearing.

Mr.Douphrate outlined the request and explained that Mr.Haack at this time is only requesting the zoning change and will be submitting the site plan and preliminary plat at a later date. Mr.

Douphrate also recommended approval of the zoning change.

135 Mark Smith, Attorney for the applicant asked the commission to approve the zoning request.

The Chairman closed the public hearing.

140 Mr.Ruff made a motion to approve the request from Thomas Haack for a change in zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549.

Mr.Greenwalt seconded the motion. The motion was voted on and passed unanimously.

145

PZ-94-2-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LOS PRADOS DEVELOPMENT COMPANY FOR A ZONING CHANGE FROM MULTI-FAMILY-15 TO SINGLE FAMILY-7 FOR PROPERTY LOCATED OF THE NORTH SIDE OF YELLOWJACKET LANE AND SOUTH OF THE UNION PACIFIC RAILROAD AND APPROVAL OF A
150 CONCEPT PLAN.

The Chairman opened the public hearing.

155 Mr.Douphrate outlined the request and recommending approval of the zoning request. He also recommended approval of the Concept Plan outlining the request regarding deletion of alleys due to the physical limitation of specific partial of land.

Mr.Douphrate explained that due to the topography it would be difficult to make alleyways fit.

160 Mr.Greenwalt asked about the recommendation to waive the alley requirements.

Mr.Ewing suggested that the commission request the applicant to provide alleyways in some part of the sub division.

165 Karen Porter, Carter and Burgers Engineering outlined the request.

The Chairman closed the public hearing.

170 After much discussion Mr.Ewing made a motion to table this request until the March 10,1994 meeting.

Mrs.Baugh seconded the motion. The motion was voted and passed unanimously.

175

PZ-94-3-CUP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF
A REQUEST FROM KERRY MASON FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY
BUILDING IN EXCESS OF 225 SQUARE FEET FOR A TRACT OF LAND LOCATED WEST OF SH-205
AND SOUTH OF DALTON ROAD.

J The Chairman opened the public hearing.

185 Dub outlined the request and recommended approval of the request

Kerry Mason, applicant asked the Commission to consider approval of the request
The Chairman closed the public hearing.

190 Mrs. Baugh made a motion to approve the request from Kerry Mason for a conditional Use
Permit for an accessory building in excess of 225 square feet for a tract of land located west of
SH-205 and south of Dalton Road with the amendment to include the site plan.

Mr. Raulston seconded the motion. The motion was voted and passed unanimously.

195 III. ACTION ITEMS

Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.

J Julie Couch outlined the recommended amendment to the Thoroughfare Plan that had previously
been discussed during the consideration of the Preliminary Plat for the Villages of Caruth Lake.

205 Mr. Ruff made a motion to approve the amendment to the thoroughfare plan regarding Alamo
Road as shown on page 8 of the text titled Study of Thoroughfare Plan Amendment for Alamo
Road Extension said plan to down grade Alamo Road from an arterial to a four lane undivided
collector.

210 Mr. Ewing seconded the motion. The motion was voted on and passed 5 to 1 in favor with Mr.
Greenwalt opposed.

93-43-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM
CARUTH LAKE DEVELOPMENT FOR A FINAL PLAT FOR VILLAGE OF LAKE CARUTH LOCATED
NORTH OF HARRIS HEIGHTS ADDITION AND EAST OF SH-205

215 Julie Couch outlined the request and recommended approval.

220 After much discussion Mr. Ewing made a motion to approve a request from Caruth Lake
Development for a final plat for Village of Lake Caruth located north of Harris Heights and east
of SH-205 subject to final engineering being approved.

Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

IV. ADJOURNMENT

225 There being no further business the meeting was adjourned.

230

ATTEST:

APPROVED:

235

Community Development Coordinator

Planning & Zoning Commission Chairman

**CITY OF ROCKWALL
City Council Agenda**

Agenda Item: January 17, 1994

Agenda No. V.B.

Agenda Item: P&Z 93-46-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "PD-11" Planned Development 11 and "SF" Single Family 10 to "PD" Planned Development (1st reading) and Approval of a Preliminary Plan and Area Requirements for MAHR Development

Item Generated By:

Action Needed:

Background Information:

Commission recommendation and action to be taken will be sent under separate cover on Friday.

Attachments:

1. Backup information submitted to P&Z for consideration

Agenda Item: P&Z 93-46-Z MAHR Development

Item No. V.B.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: January 13, 1994

Agenda No: II. B.

Agenda Item: Hold Public Hearing and Consider Approval of a Request from MAHR Development for a Change in Zoning from "A" Agricultural and "PD-11", Planned Development No. 11 to Planned Development on a Tract of Land Located East of North Lakeshore Drive and South of Alamo Road, Approval of a Preliminary Plan and Area Requirements

Item Generated By: Applicant, MAHR Development

Action Needed: Hold public hearing and recommend action on the application.

Background Information:

We have received an application for a zoning change on approximately 145 acres as shown on the attached location map. The area is bounded by Alamo Road on the north, North Lakeshore on the west and the Northshore development to the south. The application, which was originally submitted with lots ranging from 7,200 sq. ft. to 10,000 sq. ft. has been amended to provide for lots ranging from 8,400 sq. ft. to 10,000 sq. ft. They have also amended their plan to provide that the lots located along the perimeter of the property that is bounded by roadways is developed with 10,000 sq. ft. lots. Attached is a copy of a typical cross section that has been proposed by the developer for screening along the major street frontages. In conjunction with the application the developer is proposing to improve the drainage channel that would connect the existing city park located adjacent to Reinhardt Elementary school to the park/drainway located in Hillcrest Shores on the west side of Lakeshore Drive. The site is proposed for low density development on the land use plan, which is consistent with the proposed land uses. One of the concerns in reviewing this application was the potential impact of approving smaller lots in an area that has been developed as SF-10 development. The developer has attempted to address this concern by building 10,000 sq. ft. lots around the perimeter of the site.

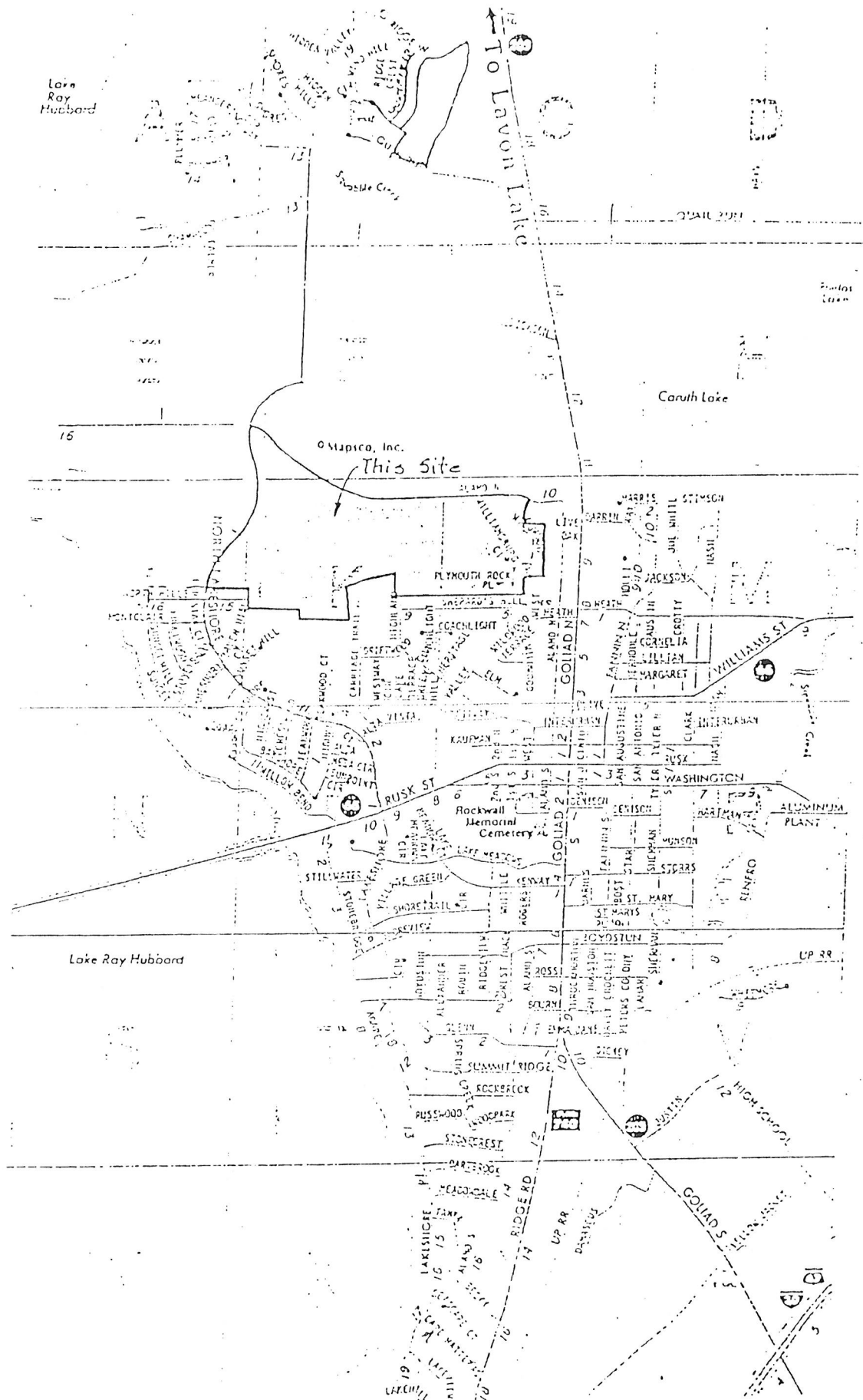
Attached is a copy of the review by PRG which outlines the items that Mr. Boutwell has identified as issues to be addressed.

Attachments:

1. Location Map
2. Preliminary Plan
3. Resident Responses

Agenda Item: MAHR Rezoning Request

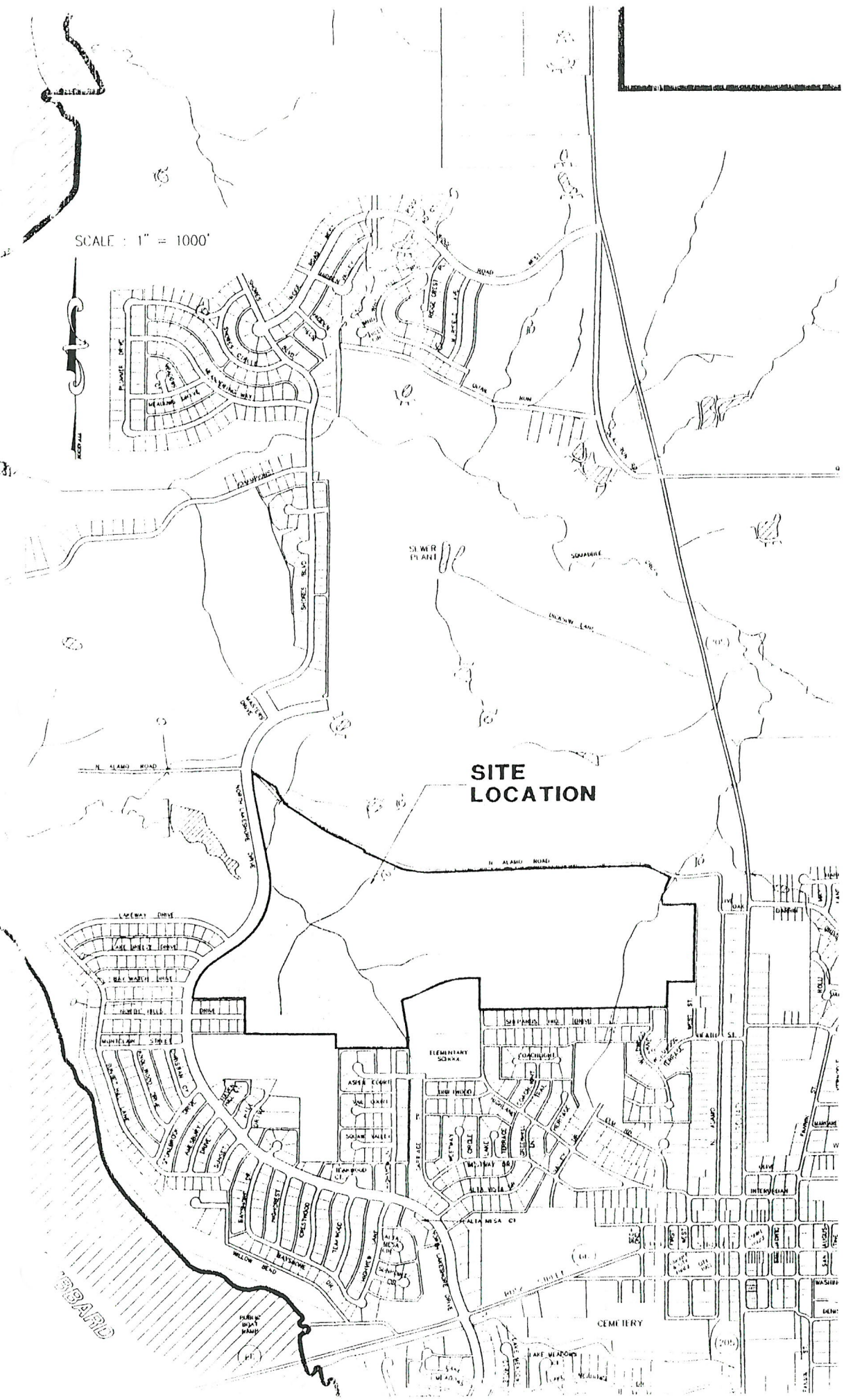
Item No: II. B.

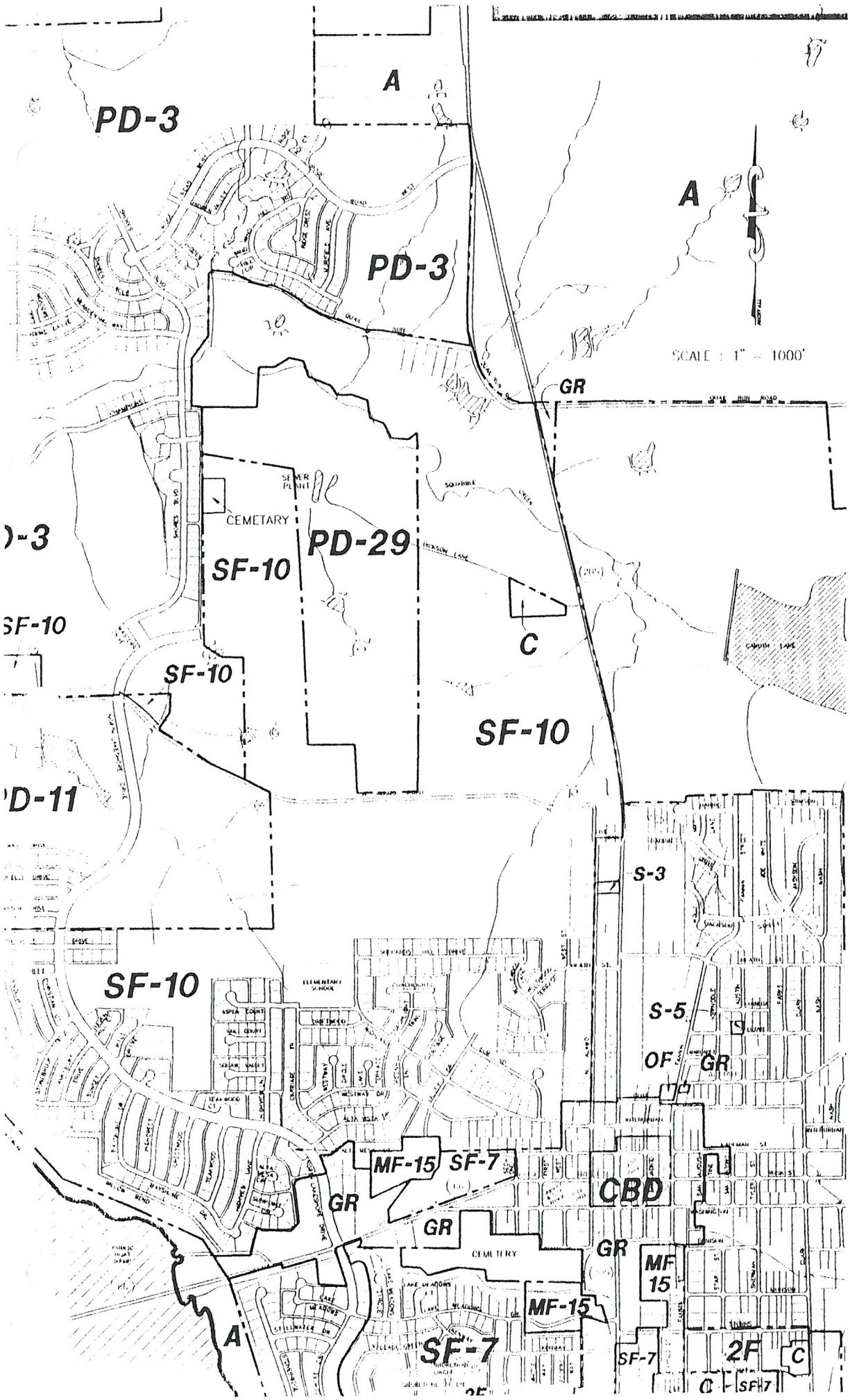


LOCATION MAP
 Scale: 1" = 2,000'

SCALE : 1" = 1000'

SITE LOCATION





PD-3

A

PD-3

A

SCALE : 1" = 1000'

GR

D-3

SF-10

SF-10

PD-29

C

SF-10

D-11

SF-10

S-3

S-5

OF GR

MF-15 SF-7

CBD

GR

GR

GR

MF 15

A

MF-15

SF-7

SF-7

2F

C

SF7



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-46-Z (Hillcrest Meadows)
DATE: January 7, 1994

Description:

The applicant proposes to rezone a parcel of land from PD 11 and SF-10 to a new PD. The PD is divided into two areas. The applicant has not provided the total square footage of each of the areas however, a summary breakdown of the areas are as follows:

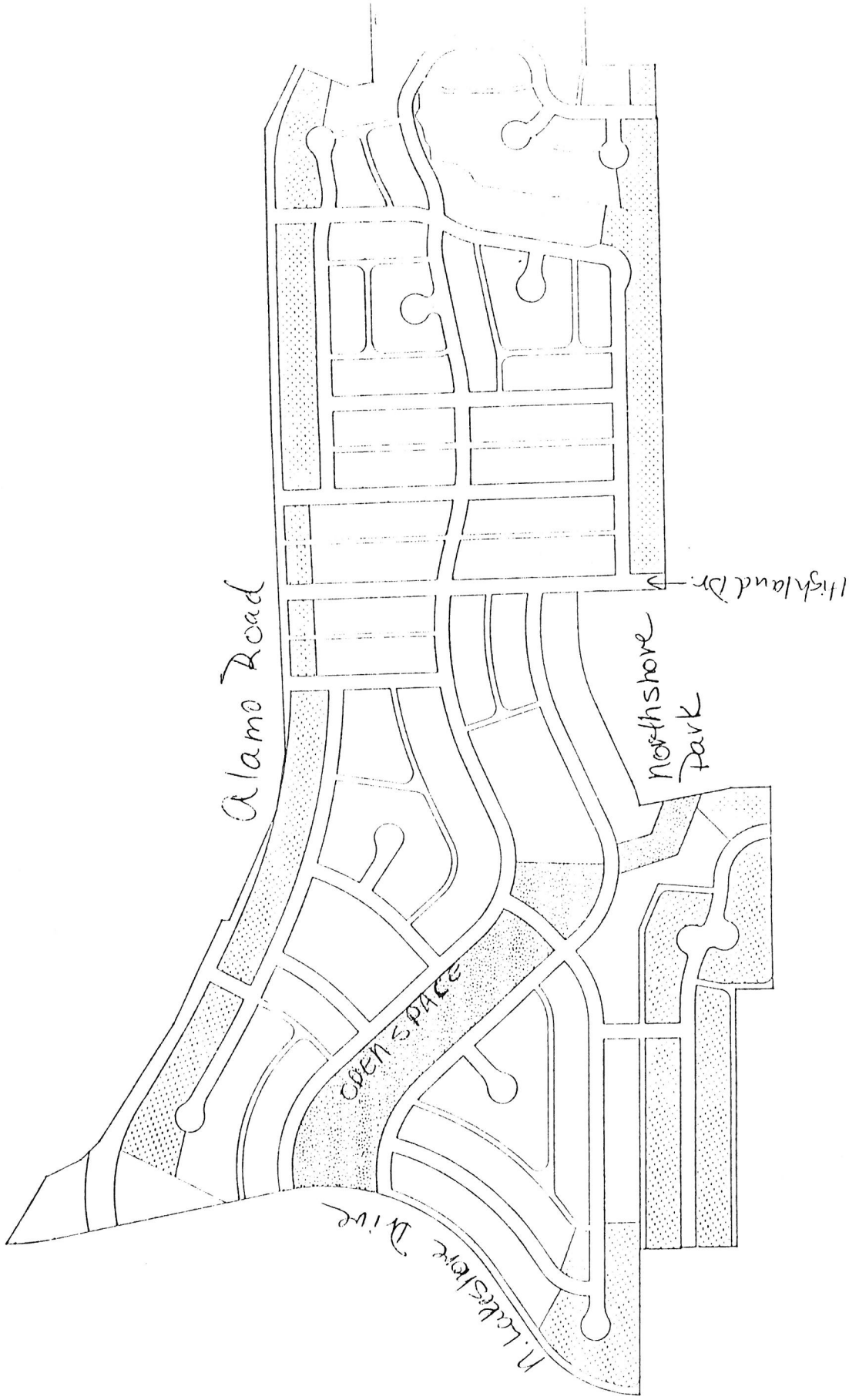
Area One	10,000 sq. ft. min. lot	2,200 sq. ft. min. dwelling
Area Two	8,400 sq. ft. min. lot	1,800 sq. ft. min. dwelling

The purpose of a Planned Development is to apply inovative and creative design principals to a unique parcel of land that will create a viable product for the developer and a neighborhood for the community that is aesthetically pleasing and combatible with City standards. In order to accomplish this, the developer often requires the City to make some concessions to the normal development regulations. The City in turn can expect to receive amnities that will off-set these concessions.

Comments:

- I. The applicant has indicated in meetings that amenities to the PD shall be provided, however they have not included adequate information to document these amenities. We would recommend that additional details and maps be provided to document all proposed amenities.
 - a. screening, decorative walls along perimeter streets (Northlake Shore and Alamo)
 - b. special landscaping treatement
 - c. special signage, entrances
 - d. location of special paving treatment

- e. proposed pathways, walkways, or other open space amenities
2. The applicant should provide figures that indicate the number of acres proposed for each site within the PD, the potential number of lots within each site, the expected density per acre, and the amount of usable green space and/or open area that is proposed within each site.
3. The applicant has proposed dwelling square footage that is greater than the minimum sizes required for comparable districts in standard zones. This is commendable, however, the majority of proposed area is designated for lot areas having a minimum of 8,400 sq.ft., which is smaller what a significant portion of the property is currently zoned (SF7).
4. The City should consider the precedent that may be established with this PD. The majority of the property is currently zoned as SF-10. With the approval of this PD, a substantial quantity of the area will be designated for lots having less than 10,000 sq. ft. If it is the goal of the City to not encourage lots having areas less than 10,000 sq.ft., then we would recommend that SF10 size lots be located on the northern boundary of this subdivision. The would dicourage contiuation of lots less than SF10 in future developments to the north.
5. The applicant should change the designation of area indicated as park from “park” to “drainage / open area.” Park land requirements or funds in lieu of land, shall be determined at the time of platting. However, all park requirements shall be determined at the time of platting of the initial phase of this development.
6. The applicant will be required to dedicate 1/2 of the R.O.W. of Alamo and will be finacially responsible for a portion of total construction of the street.
7. The Thoroughfare Plan indicates that a collector street (Highland Drive) bisects this site and intersects with Alamo. This should be reflected in the site plan.



LEGEND

- SEA ONE - MIN. LOT AREA: 10,000 SQ FT - 2000 MIN. 25 FT PER SIDEWALK
- SEA TWO - MIN. LOT AREA: 1,400 SQ FT - 1,600 MIN. 50 FT PER SIDEWALK



MARKED L
CONSULTING
NS
NEEP

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The amenity center may include a swimming pool, tennis courts, cabana (including restrooms and dressing areas), and/or a playground area. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer. The location of the amenity center shall be determined at the time of final plat approval for the section of the Planned Development District to contain the amenity center.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The limits of the greenbelt will be determined at the time of platting of the adjoining sections of the subdivision. Developer shall construct a public street along at least one side of the greenbelt and shall install for public use a hiking path between said street and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision. This dedication shall be accepted by the City of Rockwall to meet the park land dedication requirements of the Subdivision Ordinance only if the usable area within the dedication (i.e. the non-floodplain area) exceeds the requirements of the ordinance.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems and other improvements.

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA ONE

1. Minimum lot area - 10,000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2,000 square feet
4. Minimum lot Width - 70 feet at the building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 25 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot 6 feet
 - b) Sidyard set back (abutting street) 15 feet
 - c) Sidyard set back (abutting an arterial) 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area (as a percentage of lot area) 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) - 2

HILLCREST MEADOWS

PD - _____

AREA REQUIREMENTS - AREA TWO

- | | |
|--|------------------------------|
| 1. <u>Minimum lot area</u> - | 8,400 square feet |
| 2. <u>Max. no. of single family dwelling units per lot</u> - | 1 |
| 3. <u>Minimum square footage per dwelling unit</u> - | 1,800 square feet |
| 4. <u>Minimum lot Width</u> - | 65 feet at the building line |
| 5. <u>Minimum lot depth</u> - | 100 feet |
| 6. <u>Minimum depth of front set back</u> - | 25 feet |
| 7. <u>Minimum depth of rear set back</u> - | 10 feet |
| 8. <u>Minimum width of side set back</u> - | |
| a) <u>Internal lot</u> | 6 feet |
| b) <u>Sideyard set back (abutting street)</u> | 15 feet |
| c) <u>Sideyard set back (abutting an arterial)</u> | 20 feet |
| 9. <u>Minimum distance between separate buildings on the same lot or parcel of land</u> - | 10 feet |
| 10. <u>Maximum building area (as a percentage of lot area)</u> | 35% |
| 11. <u>Maximum height of structures</u> - | 36 feet |
| 12. <u>Minimum number of off street parking spaces per unit (garage area will not be considered)</u> - | 2 |

93-46-2

**MINUTES OF THE ROCKWALL CITY COUNCIL
JANUARY 17, 1994**

5 **Call to Order**

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. George Hatfield was absent. Dale Morgan arrived late at 7:24 p.m.

10

Consent Agenda

Approval of Minutes of January 3, 1994

15

Pappa made a motion to approve minutes with corrections. Oppermann seconded the motion. The following votes were cast:

20

- Ayes: Pappa, Williams, Oppermann, Welborn
- Abstain: White
- Absent: Morgan, Hatfield

25

Discuss and Consider Approval of a Resolution Authorizing the City Manager to Submit an Application to the Criminal Justice Department for a Grant for the Continuation of the Middle/High School D.A.R.E. Program

30

Welborn made a motion to approve a resolution authorizing the City Manager to submit an application to the Criminal Justice Department for a grant for the continuation of the middle/high school D.A.R.E. Program. Oppermann seconded the motion which passed unanimously.

Appointments/Public Hearings/Plats

35

Report from the Planning and Zoning Commission Chairman

Pat Friend, Vice-Chairman, Planning and Zoning Commission, reviewed the cases scheduled before Council.

40

P&Z 93-51-Z/PP Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "PD" Planned Development for Single Family Uses (1st reading) and Approval of a Preliminary Plan for a 23 Acre Tract of Land for Albright Construction Company

Mayor Williams opened the public hearing.

Kirby Albright, 3221 Ridge Road, addressed Council regarding his application and the issue of deed restrictions applicable to his property.

50 Bob and Sue O'Brien, 5 Shadydale Ln., indicated to Council that they protested the zoning change due to a deed restriction violation. Mayor Williams acknowledged that a dispute existed regarding deed restrictions; however, she stated that deed restrictions were of a civil nature and could not be considered by Council under the established guidelines of the governing body. Mayor Williams closed the public hearing.

55 Council discussed the application. Oppermann moved to approve the ordinance with conditions recommended by the Planning and Zoning Commission. White seconded the motion. Following Council discussion, the following votes were cast:

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

65 **P&Z 93-46-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "PD-11" Planned Development 11 and "SF" Single Family 10 to "PD" Planned Development (1st reading) and Approval of a Preliminary Plan and Area Requirements for MAHR Development**

70 Couch reviewed the requested application for a zoning change submitted by MAHR Development indicating that the Planning and Zoning Commission recommended denial of this application. Mayor Williams opened the public hearing.

75 Robert Pope, MAHR Development Corp., reviewed with Council the planned development proposal. Council directed questions to Mr. Pope regarding the number of lots to be available in each lot size, the estimated value of homes to be constructed, and the time frame of construction. Couch reviewed the history of "PD-11" and acknowledged that no specific land use was assigned prior to this planned development.

80 James Kelly, 329 Shepherd's Hill, addressed Council with concern over the area not adhering to the 10,000 sq.ft. minimum lot requirement and what impact it would have on property value. Mayor Williams closed the public hearing.

85 Council discussed the request and asked the Planning and Zoning Commission Vice-Chairman for clarification on the denial of this application. Pat Friend reviewed with the Council some of the concerns identified by the Commission.

Following additional Council discussion, Welborn moved to remand this request back to the Planning and Zoning Commission and to ask the Vice-Chairman to communicate with the other

90 members of the Commission the comments made by Council regarding Council's feelings and to commend the willingness of MAHR Development to work with Council and the Planning and Zoning Commission in developing a favorable community within Rockwall. White seconded the motion, which passed unanimously.

95 **P&Z 93-50-CUP/PP Hold a Public Hearing and Consider Approval of an Ordinance Granting A Conditional Use Permit (1st reading) and Approval of a Preliminary Plat for an Elementary School Located on Dalton Road from Rockwall Independent School District**

100 Couch reviewed the zoning and platting application, indicating that the school was requesting a partial waiver to the street escrow requirements for Dalton Rd. She indicated that they were asking for a reduction from 50% of the estimated cost per front foot to 25% which is the percentage that would apply if the City widened the roadway and assessed adjacent properties.

105 Mayor Williams opened the public hearing. Joe Holt, 303 Shoreview Dr., requested Council to grant the conditional use permit. Sharon Hilgartner, 505 Bessie Ct., representative of the local homeowners association, expressed support for the conditional use permit. Mayor Williams closed the public hearing.

110 Council discussed the impact the nearby retail zoning area would have on the school. The applicants responded that they did not foresee a problem. Welborn moved to approve the ordinance granting a conditional use permit and to approve a preliminary plat with the requested street escrow waiver. Pappa seconded the motion. The motion passed unanimously.

115 **P&Z 93-49-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial from Aline McElroy Word (1st reading)**

120 **P&Z 93-47-CUP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter from Walker Rowe (1st reading)**

125 Couch reviewed the requests for the zoning change from Aline McElroy Word and the conditional use permit from Walker Rowe. Mayor Williams opened the public hearing. Neither the applicants nor any other parties were present. White moved to continue the public hearing for both cases to the next regular meeting. Pappa seconded the motion which passed unanimously.

130 **P&Z 93-39-Z Hold a Public Hearing and Consider Approval of an Ordinance Amending the General Retail Zoning District Classification Regarding Fuel Pumps (1st reading)**

Couch reviewed the process for amending the general retail zoning district classification. Mayor Williams opened the public hearing.

135

Tom Shirey, 605 N. Alamo, appeared before Council to answer any questions and expressed support for the amendment. No one else appeared before Council. Mayor Williams closed the public hearing.

140

White moved to approve the ordinance amending the general retail zoning district classification regarding fuel pumps. The motion was seconded by Pappa and passed unanimously.

P&Z 93-38-PP Consider Approval of a Preliminary Plat for Phase IV of Windmill Ridge

145

Couch reviewed the revisions for the preliminary plat. Welborn moved to approve the preliminary plat. Morgan seconded the motion which passed unanimously.

P&Z 93-54-PP Discuss and Consider Approval of a Preliminary Plat for Harlan Park Phase II

150

Couch indicated to Council that this request was adjacent to the location considered earlier for an elementary school. She also indicated that a narrow strip of the property was zoned general retail. She recommended that the preliminary plat be approved subject to correcting the zoning prior to approval of the final plat. Oppermann moved to approve the preliminary plat with the recommended conditions. The motion was seconded by Pappa, which passed unanimously.

1

P&Z 93-56-FP Discuss and Consider Approval of a Final Plat for Texas Star Express and Consider Approval of a Facilities Agreement

160

Couch reviewed the street escrow and street assessment policies of the city at this time. She indicated that the applicant was requesting the street escrow requirement be reduced to 25%, which is comparable to the current street assessment policy, and that the amount be due at the time the road is improved. Couch also recommended that the Council consider requesting the Planning and Zoning Commission to review and develop recommendations regarding the City's street escrow policy.

165

Following Council discussion, Welborn moved to approve the request for the final plat subject to the preparation of a facilities agreement establishing a street escrow request of 25% of the estimated cost of widening Mims Road, to be paid at time of construction. The motion was seconded by Morgan and passed unanimously. In addition, Welborn moved to ask Planning and Zoning Commission to review and develop recommendations regarding the street escrow policy. Oppermann seconded the motion which passed unanimously.

170

175

City Manager's Report

180 Couch reviewed the building activity for 1993 which included a breakdown of the history of
building permits for the past several years. A fire summary was also reviewed emphasizing
breakdown in city response time, type of calls, duration of service and various other callouts.
Couch indicated to Council that the implementation of Lakeshore/Summit Ridge traffic
improvement impediments were nearly completed. She informed Council that the County
185 meeting regarding traffic would be held on Thursday, January 20, 1994 in the County
Commissioners Courtroom. In addition, she indicated that the next worksession had been
scheduled for Monday, January 24, 1994.

Action/Discussion Items

190
200 **Consider Adoption on First Reading of An Ordinance of the City Council of the City of
Rockwall, Texas, Authorizing the Issuance and Sale of City of Rockwall, Texas,
Waterworks and Sewer System Revenue Bonds, Series 1994; Prescribing the Form of Said
Bonds; Providing for the Security For and Payment of Said Bonds; Approving the Official
195 Statement; and Enacting Other Provisions Relating to the Subject (1st reading)**

Welborn moved to approve an ordinance authorizing the issuance and sale of City of Rockwall,
Texas, Waterworks and Sewer System Revenue Bonds, Series 1994, etc.. Oppermann seconded
the motion. The following votes were cast:


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

Adjournment


The City Council adjourned at 9:10 p.m.

APPROVED

ATTEST



Mayor *McTen*



City Secretary

93-46-2

MINUTES OF THE ROCKWALL CITY COUNCIL
MARCH 7, 1994

5 **Call to Order**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann and Nell Welborn. Mayor Alma Williams was not present.

10 **Open Forum**

Mayor Pro-Tem Hatfield opened the floor to the public. No one appeared to speak before Council. Mayor Pro-Tem Hatfield closed the forum.

15 **Consent Agenda**

a) Approval of Minutes of February 17, and February 21, 1994

20 b) P&Z 93-49-Z Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial (2nd reading)

25 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; 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; 30 PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

c) P&Z 93-47-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter (2nd reading)

35 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 CONDITIONAL USE PERMIT FOR GUEST QUARTERS IN A RESIDENTIAL ZONING DISTRICT ON LOT 26, BLOCK F, PHASE 1, PINNACLE ADDITION; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT 40 TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

45 d) Consider Approval of an Ordinance Ordering the Municipal Election for May 7, 1994 (2nd reading)

50 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING
A GENERAL ELECTION TO BE HELD ON MAY 7, 1994, FOR THE PURPOSE OF ELECTING
THREE (3) COUNCILMEMBERS, ONE (1) EACH FOR PLACES 2, 4, AND 6 FOR TWO (2)
YEAR TERMS EACH FOR SAID CITY; DESIGNATING THE ENTIRE CITY AS ONE
ELECTION PRECINCT AND DESIGNATING A POLLING PLACE WITHIN SAID CITY;
55 PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND AN
ALTERNATE PRESIDING ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR
THE CONDUCT OF THE ELECTION; ESTABLISHING A DATE FOR CANVASSING
RETURNS; AND PROVIDING AN EFFECTIVE DATE.

e) Consider Approval of an Ordinance Revising the City's Purchasing Policies (2nd reading)

60 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, REPEALING ORDINANCE 85-12
AND ESTABLISHING GENERAL AUTHORITY FOR PURCHASING POLICIES FOR THE CITY;
PROVIDING FOR AN EFFECTIVE DATE.

65 Welborn pulled item a) February 21, 1994 minutes and item e) for separate consideration.
Morgan moved to approve the minutes of February 17, 1994. White seconded the motion. The
motion passed with abstention from Pappa and Oppermann. Morgan made a motion approve
items b), c) and d) on the consent agenda. White seconded the motion. Couch read the
captions. The motion passed unanimously.

70 Welborn requested clarification on the reading of the February 21 minutes regarding the motion
to revise the city's purchasing policies. After discussion, Welborn moved to approve the
February 21, 1994 minutes. Morgan seconded the motion which passed unanimously.
Oppermann made a motion to approve the ordinance revising the city's purchasing policies.
Pappa seconded the motion. Couch read the caption. The following votes were cast:

75 Ayes: Morgan, Pappa, White, Hatfield and Oppermann
Against: Welborn

Appointments/Public Hearings/Plats

80 **Appointment with Representatives of Weaver & Tidwell, CPA to Present 1992-'93 Annual
Audit**

85 Jerry Gaither with Weaver & Tidwell addressed the Council and presented the 1992-'93 annual
audit, and highlighted the report.

Appointment with Planning & Zoning Commission Chairman

James Greenwalt addressed the Council and was available to answer any questions.

90 **P&Z 93-46-Z Discuss and Consider Granting a Zoning Change from "PD-11" Planned
Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned**

Development Classification for Single Family Uses and Approval of a Preliminary Plan for Property Located East of N. Lakeshore and South of Alamo Road

95

Hatfield opened the item. Robert Pope, 14004 Plano Pkwy., representing MAHR Development, addressed Council regarding the requested zoning change, highlighting such areas of concern as proposed lot size, greenbelt area and proposed fence screening.

100

Following Council discussion, Morgan made a motion to deny the request and leave the existing zoning in place. White seconded the motion. Following discussion and the reading of the caption, a call for votes resulted in a failed motion with the following votes cast:

Ayes: Morgan and White

105

Against: Pappa, Hatfield, Oppermann and Welborn.

Oppermann then made a motion to approve the zoning change and to include the five (5) recommendations of staff. Pappa seconded the motion which passed with the following votes cast:

110

Ayes: Pappa, Hatfield, Oppermann, and Welborn

Against: Morgan and White

5

P&Z 93-53-F Hold Public Hearing and Consider Granting a Permit for a Front Yard Fence for Property Located at 601 Parks Ave.

120

Mayor Pro-Tem Hatfield opened the public hearing. Duane Lites, the applicant, requested that the Council approve the request. As there was no one wishing to address the Council other than the applicant, Hatfield closed the public hearing. Oppermann made a motion to grant the permit for a front yard fence at 601 Parks Ave. White seconded the motion which passed unanimously.

125

P&Z 94-1-Z Hold Public Hearings and Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (1st reading)

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AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

135

Couch outlined the ordinance to grant a zoning change, indicating that this change was recommended by the Planning and Zoning Commission. Hatfield opened the public hearing.

Thomas Haack, owner of 604 E. Rusk, addressed Council and summarized his request for the proposed change. Since no one else appeared before Council, the public hearing was closed.

Welborn made a motion to approve the ordinance to grant a zoning change from agricultural to light industrial for the property located on the south side of IH-30 service road west of Hwy. 549. Pappa seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

P&Z 94-3-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 225 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (1st reading)

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 CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; 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.

Hatfield opened the public hearing. Kerry Mason addressed the council requesting approval of the request. As there was no one wishing to address the Council other than the applicant, the public hearing was closed.

Following Council discussion, Pappa made a motion to approve the ordinance granting a conditional use permit for an accessory building exceeding 225 sq. ft. for a tract of land located west of SH-205 and south of Dalton Road. Welborn seconded the motion which passed unanimously after Couch read the caption.

Discuss and Consider Amending the Thoroughfare Plan Regarding Alamo Road

Couch outlined the current recommendation to amend the thoroughfare plan to downgrade Alamo Road to a four-lane undivided collector road. After some discussion, Pappa made a motion to approve the amendment to the thoroughfare plan as proposed in the study completed by the City. Welborn seconded the motion. The motion was voted on and passed with Oppermann voting against.

Discuss and Consider Approval of a Facilities Agreement for Villages of Caruth Lake

Couch outlined the proposed facilities agreement to address the dedication of parkland in conjunction with the development of the Villages of Caruth Lake. Welborn made a motion to approve the facilities agreement. Oppermann seconded the motion which passed unanimously.

P&Z 93-43-FP Discuss and Consider Approval of a Final Plat for Village of Caruth Lake

5 Located North of Harris Heights Addition and East of SH-205

White made a motion to approve the final plat for Villages of Caruth Lake. Oppermann seconded the motion. The motion was voted on and passed unanimously.

190 **Action/Discussion Items**

Discuss and Consider Award of Bid for Bi-Annual Asphaltic Materials (i.e., Hot-Mix, Cement Treated Base [CTB], Cold-Mix, and White Rock)

195 Staff recommended the bid for hot-mix asphalt be rejected and re-bid at a later date. Welborn moved to accept staff recommendation to reject hot-mix asphalt bid. Oppermann made a motion to reject all hot-mix bids at this time. White seconded and the motion passed unanimously. Oppermann made a motion to award the bid for cement treated base as recommended by staff. White seconded the motion. The motion passed unanimously. Welborn made a motion to award the bid for cold-mix as recommended by staff. White seconded the motion which passed. 200 Oppermann made a motion to award the bid for white rock by staff's recommendation. Welborn seconded the motion. The motion passed unanimously.

Discuss Privatization of Certain City Services/Facilities and Take Any Necessary Action

205 Councilmember Morgan reviewed with Council the concept of contracting city services/facilities with private industries to provide a cost-effective program. It was the consensus of Council that staff formulate ideas and target potential areas in which privatization could prove beneficial, to be discussed at a future work session.

210 **Discuss and Consider Merits of Approaching City of Heath for Cooperative Funding Plan for Improving Horizon Road and Take Any Necessary Action**

215 Councilmember Morgan indicated to Council that the City of Heath might be interested in sharing costs for improvements to Horizon Road and/or the existing park in Chandler's Landing. Council suggested that staff meet with City of Heath officials to discuss the likelihood of a cooperative funding project.

220 **Discuss and Consider Approval of a Resolution Authorizing the City Manager to Submit a Grant Application to the Criminal Justice Division for the Formation of a Joint Drug Interdiction Task Force by Area Cities and to Designate the Chief of Police to be Administrator of the Northeast Area Drug Interdiction Task Force, Repeat Offender Apprehension Project**

225 A RESOLUTION OF THE CITY COUNCIL OF ROCKWALL, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE CRIMINAL JUSTICE DIVISION FOR THE FORMATION OF A JOINT DRUG INTERDICTION TASK FORCE BY THE CITIES OF ROCKWALL, GREENVILLE, TERRELL, ROWLETT, KAUFMAN, AND WEST TAWAKONI, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME AND

DESIGNATING THE CHIEF OF POLICE OF ROCKWALL TO BE ADMINISTRATOR OF THE
NORTHEAST AREA DRUG INTERDICTION TASK FORCE, REPEAT OFFENDER
APPREHENSION PROJECT.

235 White made a motion to approve the resolution as presented, submitting a grant application to
continue the Drug Task Force with area cities. Oppermann seconded the motion. After some
discussion the motion was voted on and passed unanimously.

**Discuss and Consider Entering Into a Facilities Agreement with Rockwall Independent
School District Regarding the Elementary School Site on Dalton Road**

240 Couch indicated to Council that the preliminary plat and site approval had previously been
approved by Council with the condition that a facilities agreement outlining the street escrow
requirements for Dalton Road be entered into with the R.I.S.D. White made a motion to enter
245 into a facilities agreement with R.I.S.D. regarding the elementary school site on Dalton Road.
Oppermann seconded the motion which passed unanimously.

Hold Executive Session Under Section 551.074 of the V.A.C.S.

250 The Council convened into executive session at 8:45 p.m. to discuss a) personnel regarding
Planning & Zoning Commission appointment, b) personnel regarding Capital Improvement
Program appointment, c) personnel regarding Economic Development Commission appointment,
and d) personnel regarding Council Member appointment for unexpired term

Take Any Necessary Action as a Result of the Executive Session

255 The Council reconvened into regular session at 9:10 p.m. Mayor Pro-Tem Hatfield announced
that no action would be taken on items b), c) and d. Welborn made a motion to appoint Ross
Ramsay on the Planning and Zoning Commission to fill the vacancy left by Dennis Mitchell.
260 White seconded the motion. The motion was voted on and passed with all for but Pappa, who
voted against.

Adjournment


265 The meeting adjourned at 9:30 p.m.

APPROVED:



Mayor Pro-Tem

ATTEST:

270 

City Secretary

93-46-2

MINUTES OF THE ROCKWALL CITY COUNCIL
MARCH 21, 1994

5 **Call to Order**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. Mayor Alma Williams was absent.

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Consent Agenda

a) **Approval of Minutes of March 7, and March 14, 1994**

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b) **P&Z 94-1-Z Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (2nd reading)**

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AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

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c) **P&Z 94-3-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 2325 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (2nd reading)**

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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 CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; 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.

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d) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (1st reading)**

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50 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 "PD-
11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT
CLASSIFICATION TO "PD- " PLANNED DEVELOPMENT NUMBER ; PROVIDING SPECIAL
55 CONDITIONS; 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; AND PROVIDING FOR
AN EFFECTIVE DATE.

60 Welborn pulled the minutes of March 7 and item D) for clarification and separate consideration.

Oppermann made a motion to approve the remaining consent items White seconded the motion.
Couch read the necessary captions. The motion was voted on and passed unanimously.

65 Following Council discussion, Welborn made a motion to approve the minutes of March 7,
1994. Morgan seconded the motion which passed unanimously.

70 Welborn made a motion to approve item d) on the consent agenda regarding MAHR
Development. Oppermann seconded the motion. Couch read the caption. A call for votes
resulted in a passed item with Morgan and White voting against.

Appointments/Public Hearings/Plats/Plans

Appointment with Representative of TSI Regarding Status and Continuation of the SH-205 75 Contract, Billings, and Take Any Necessary Action

80 Brian Tehan of TSI addressed the Council regarding the Lakeshore/Summit Ridge project, the
current ownership status of TSI, and his proposal for completing the SH-205 contract. He
introduced the new group composition of TSI and reviewed the experience of the firm.

Following a lengthy discussion with Council, White made a motion to terminate the contract
with TSI. Oppermann seconded the motion.

85 After further discussion, White amended the motion to delay termination of the contract until
completion of Phase II, as outline in the contract, regarding SH-205 alternatives. Oppermann
seconded the motion which passed unanimously.

Appointment with Carla Satterfield Regarding Amending the City Code to Allow for Pot- 90 bellied Pigs Within the City Limits and Take Any Necessary Action

Carla Satterfield addressed Council regarding amending the City Animal Code to allow pot-
bellied pigs within the City Limits.

95 James Greenwalt, 209 Tanya Dr., expressed his concern over the possible impact this would have on allowing more livestock/exotic animals in a residential area in the future.

Council discussed the item and Pappa made a motion to table this issue until City staff could further research such an amendment. White seconded the motion which passed unanimously.

100 **Appointment with Chairman of the Planning and Zoning Commission**

James Greenwalt reviewed items before Council under Planning & Zoning recommendations.

105 **P&Z 93-52-Z Hold a Public Hearing and Consider Granting a Request to Amend "PD-7" and "PD-18" Planned Development Districts to Provide for a Change in Approved Land Uses to Include Single Family, Zero Lot Line, Multi-Family, Condominiums, and Commercial Use and Approval of a Preliminary Plan, Area Requirements, and Special Conditions on Approximately 80 Acres of Land Located South of IH-30 and West of FM-740 Requested by LENMAR Development Co.**

110 Hatfield opened the public hearing. James Greenwalt, Planning and Zoning Chairman, reviewed the recommendation that only applied to the area relating to Single-Family Use.

115 Robert Pope, representing MAHR Development, reviewed the request of MAHR Development before Council. Marcy Diamond and Richard Farrar, representatives of the architectural firm assisted in the presentation.

120 Kirby Albright, 3221 Ridge Road, with Christopher McHaney, of Choice Hotels and Gregory Deal, of Habitat Hotel Group addressed Council regarding Summer Lee access to IH-30.

Don Brown, 3145 Bourbon St., addressed Council regarding concerns on adding more traffic to Ridge Road by approving zoning for Multi-Family and Condominiums without consideration for another traffic route away from Ridge Road.

125 Lee Bolen, 3141 Bourbon St., addressed Council regarding concerns of adding approximately 500 units in an area with only one entrance/exit onto an already congested roadway.

Pat Luby, expressed approval of the Single-Family request.

130 Robert Jolly, 3135 Bourbon St. expressed concern over Planning and Zoning Commission's recommendation to only examine a portion of a request which would impact a whole community.

135 Mike Carrancejie, 1205 Signal Ridge, representing Signal Ridge Homeowner's Assoc., expressed approval of Single Family Zoning request. He expressed concerns over 1) traffic congestion in the area and recommended signalization and 2) the destruction of the lake view with development backed up to present day landscape buffer.

Hatfield closed public hearing.

140 Welborn made a motion to approve an amendment on a portion of PD-7 and PD-18 to change
the land use from zero lot line and townhouse to Single Family as requested by the applicant,
contingent on a two-lane access being built to IH-30 and a dedication of a ROW providing access
to PD-22, as shown on the approved PD-7 site plan. Morgan seconded the motion.
The motion passed unanimously.

145 **P&Z 93-39-CUP/SP Hold a Public Hearing and Consider Approval of an Ordinance
Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an
Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (1st
reading) and Approval of a Site Plan**

150 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 CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4
155 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL
ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A,
HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; 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.

160 Mayor Pro-Tem Hatfield opened the public hearing. Tom Shirey, the applicant, addressed the
Council regarding the approval of the request. Since no one else appeared the public hearing
was closed. White made a motion to approve the conditional use permit as stated. Oppermann
seconded the motion which passed unanimously.

165 **P&Z 94-6-RP Hold a Public Hearing and Consider Approval of a Replat of Lots 1-R and
2-R, Block 18-1, Chandlers Landing to Combine Two Lots as One Requested by Joetta
Welch and Duncan Currie**

170 Public hearing opened by Mayor Pro-Tem Hatfield. Jim Stewart, representing the applicants,
requested approval of the request. There being no one else to address the Council, the public
hearing was closed. Oppermann made a motion to approve the replat. Welborn seconded the
motion. The motion passed unanimously.

175 **Discuss and Consider Approval of a Site Plan/Preliminary Plat for a Tract of Land Located
South of IH-30 and East of SH-205 Requested by Thomas Haack**

180 Mark Smith, representative for Thomas Haack, addressed Council regarding approval of the
request. Pappa made a motion to approve a site plan/preliminary plat with the condition that
the developer enter into a facilities agreement with the City outlining right-of-way and street
improvement requirements. Oppermann seconded the motion. A call for votes resulted in the
following:

35 Ayes: Morgan, Pappa, White, Hatfield, and Oppermann
Against: Welborn

City Manager's Report

190 Couch indicated to Council that the water tower construction bid opening was forthcoming with a probable award of bid at next regular meeting. She also indicated that the ballfield lighting bids were currently being accepted with a completion schedule aimed for the fall.

195 Council was informed that the process for approving franchise renewal for the cable company was being developed.

Action/Discussion Items

200 **Discuss and Consider the Approval of the Installation of a Computer Network System for the Service Center and Take Any Necessary Action**

205 Couch indicated to Council that the current budget contained funds for extending the network system to the Service Center. Following Council discussion, Welborn made a motion to defer action until the next regular meeting in order for staff to furnish itemized prices and verify costs with other suppliers. Morgan seconded the motion which passed unanimously.

Hold Executive Session Under Sections 551.074 and 551.071 of the V.A.C.S.

210 The Council convened into executive session at 10:45 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment of presiding election judge and alternate for general election and e) litigation regarding Whitman vs. City of Rockwall.

Take Any Necessary Action as a Result of the Executive Session

220 The Council reconvened into regular session at 11:20 p.m. Mayor Pro-Tem Hatfield announced that no action would be taken on items a), b), c) and e). Oppermann made a motion to appoint Travis Rhoades as the Presiding Election Judge and Martin Parks as the Alternate Election Judge for the General Election to be held on May 7, 1994. Morgan seconded the motion. The motion was voted on and passed unanimously.

225 Adjournment

93-46-2

MINUTES OF THE ROCKWALL CITY COUNCIL
APRIL 4, 1994

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield and Nell Welborn.

10 **Open Forum**

Mayor Williams opened the floor to the public. No one appeared before Council. Mayor Williams closed the forum.

15 **Consent Agenda**

a) **Approval of Minutes of March 21, 1994**

20 b) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (2nd reading)**

25 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 "PD-11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NUMBER 41; PROVIDING SPECIAL CONDITIONS; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

35 c) **P&Z 93-39-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (2nd reading)**

40 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 CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; 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.

50 Welborn made a motion to approve the all items on the consent agenda. Oppermann seconded the motion. The motion passed with all voting for approval except for Mayor Williams who abstained.

55 **Appointments/Plats/Plans**

Appointment with Rockwall Chamber of Commerce Representative Regarding Annual Contract and Take Any Necessary Action

60 Tom Manskey of the Rockwall Chamber of Commerce appeared before Council. He requested approval of an agreement with the City for the use of hotel/motel funds. Manskey reviewed some of the items suggested for funding in the upcoming year.

65 Welborn made a motion to table this item until the next regular meeting for clarification from the City Attorney regarding use of the funds for certain items and the submission of the quarterly report for the previous contract. Morgan seconded the motion which passed unanimously.

70 **Appointment with Lakefest Representative Regarding Annual Lakefest Planning and Take Any Necessary Action**

75 Tom Manskey, representing the Lakefest Committee), updated Council on Lakefest planning. He indicated to Council that the organization was preparing to incorporate as a non-profit organization. This would involve a name change from Lakefest to 4thfest which would center planned activities for the July 4th holiday. Manskey commented that 4thfest would focus on a one-day event which would be highlighted by a firework demonstration.

80 **P&Z 94-1-FP/PP Discuss and Consider Approval of a Final Plat/Replat for the KHD Addition Located on a Tract of Land South of IH-30 and East of SH-205 and Approval of a Facilities Agreement**

Item pulled from agenda by applicant.

85 **Action/Discussion Items**

90 **P&Z 93-52-Z Consider Approval of an Ordinance Granting a Request from LENMAR Development to Amend a portion of "PD-7" and "PD-18" Planned Development Districts and an Ordinance Granting a Zoning Change to Provide for a Change in Approved Land Uses from Agricultural, Zero Lot Line and Townhouse to Single Family (1st reading)**

95 Hatfield made a motion to approve an ordinance amending a portion of "PD-7" and "PD-8" Planned Development Districts and an ordinance granting a zoning change to provide for a change to provide for a change in approved land uses from agricultural, zero lot line and townhouse to single-family with the conditions as outlined in the ordinances and as added by the City Manager. Welborn seconded the motion. Couch read the captions. The motion passed unanimously.

100 **Discuss and Consider Approval of an Agreement Terminating the Current FBO Agreement and Take Any Necessary Action Regarding Future Airport Operations**

105 Couch indicated to Council that the current FBO, Bill Ray, has requested termination of the existing contract at the Airport. The City would temporarily take over management of the Airport until a new FBO could be secured. A resolution was included to adopt current hangar rates which were now active. Welborn made a motion to authorize the City Manager to enter into a release of termination agreement with the current FBO and to approve the resolution for the rates to be set at the airport. Pappa seconded the motion which passed unanimously.

110 **Discuss and Consider Authorizing Certain Improvements to the Rockwall Airport Runway**

115 Couch summarized the airport improvements requested for the airport in order to extend the life of the runways for 3 to 4 years. Hatfield reviewed the budget revenue/expenditures for the airport. Welborn made a motion to authorize \$53,549.70 to do the overlay work with city staff and to transfer any unobligated portion of funds budgeted to the airport improvements to the general street maintenance budget for general repairs. Hatfield seconded the motion. Following Council discussion, the motion was voted on and passed unanimously. Mayor Williams recognized Sam Chenault from the audience. Mr. Chenault requested an appearance before Council. He indicated to Council that he represented a local resident who has expressed an interest in purchasing the airport from the City. He requested an appointment at a later date to discuss the possibility.

125 **Discuss and Consider Entering Into a Contract with North Texas Municipal Water District Regarding Industrial Pretreatment Program**

125 Crowley outlined the pretreatment program with the Council. After Council discussion, Hatfield made a motion to enter into the industrial pretreatment program as recommended by staff. Pappa seconded the motion which passed unanimously.

130 **Discuss and Consider Entering Into a Contract with Roy Hance and Rockwall County Regarding Downtown Parking Site**

135 Couch outlined the terms of the contract with the Hances' and Rockwall County to Council regarding downtown parking. White made a motion to enter into the Interlocal Agreement with Rockwall County and also to enter into the parking lot lease with the Hances'. Oppermann seconded the motion. The motion passed unanimously.

Discuss and Consider Authorizing Solicitation of Proposals for Land Use Plan Update

140 Couch reviewed the request for proposal for the land use plan update including impact fees, land uses, etc. White requested an inclusion of ownership information on the firms submitting proposals on this and all future proposals. Welborn made a motion to authorize the City Manager to proceed with requesting proposals from outside consultants as outlined in the recommendation. White seconded the motion and it passed unanimously.

145 Discuss Revision of City's Code of Ethics for Non-Employees and Take Any Necessary Action

Councilmember White provided a draft copy of the revised City's Code of Ethics for Non-Employees to the Council. Following a brief discussion, it was Council's consensus to delay action on this item until a later date.

150 Discuss and Consider Award of Bid for Water Tower Construction

155 Couch reviewed with Council the recommendation for construction of the water tower, which would include awarding the bid to the low bidder with two options being deferred, the lighting and logo, until a later date. Frank Rasor of Chiang, Patel & Associates reviewed the bids with Council. He recommended the bid be awarded to the low bidder, Landmark Structures, Inc.. Phil Yearby of Chiang, Patel & Associates spoke to Council regarding the security system and the trench safety program addressed in the bid proposal. Following Council discussion, Hatfield made a motion to award the contract with the alternates, as recommended by the staff, with exception of tower lighting and logo painting to the low-bidder, Landmark Structures, Inc.. The motion was seconded by Morgan and passed unanimously.

165 Discuss and Consider Award of Bid for Service Center Computer Network System Installation

Couch reviewed the price estimate received by Lantel Systems. Following Council review, Welborn made a motion to award the bid to Lantel Systems. Morgan seconded. The motion passed unanimously.

170 Hear Comments, Discuss and Consider Award of Bid for Janitorial Service

175 Gloria Owen, Metroplex Maid, appeared before Council regarding clarification of the bid specifications regarding workman's compensation and liability coverage by the bidders. Couch indicated to Council that follow-up research revealed that the low-bidder, Omni systems, had met all specifications that could be applicable to him as a sole proprietor business.

Omni System representative addressed the Council regarding their qualifications to fulfill the contract and answered questions of the Council.

0 Welborn made a motion to award the bid to the low bidder, Omni Systems. Hatfield seconded.
A call for votes resulted in the following:

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

185 **Discuss and Consider Award of Bid for Bi-Annual Contract of Hot-Mix Asphalt**

Hatfield made a motion to award the bid for hot-mix asphalt to low bidders, Gohmann Asphalt and APAC Texas, Inc.. White seconded the motion which passed unanimously.

190 **Discuss and Consider Award of Bid for Extended Cab Pickup Truck for Animal Control**

White made a motion to award the bid to the low bidder, Classic Chevrolet. Oppermann seconded the motion. The motion passed unanimously.

195 **Hold Executive Session Under Sections 551.074, 551.072 and 551.071 of the V.A.C.S.**

200 The Council convened into executive session at 8:51 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment to Board of Adjustment, e) personnel regarding appointment to North Texas Municipal Water District, f) land acquisition regarding future expansion and g) litigation regarding Whitman vs. City of Rockwall.

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

210 The Council reconvened into regular session at 9:20 p.m. Morgan made a motion to appoint Larry Parks to the North Texas Municipal Water District Board of Directors. White seconded the motion which passed unanimously. Mayor Williams indicated that no other action would be necessary as a result of the executive session.

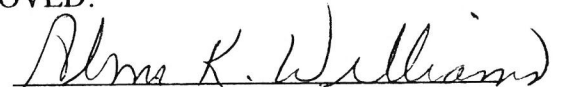
Adjournment

215 The meeting adjourned at 9:25 p.m.

ATTEST:

220 
City Secretary

APPROVED:


Mayor

93-46

ORDINANCE NO. 93-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, 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 "PD-11" PLANNED DEVELOPMENT-11 ZONING CLASSIFICATION TO "PD-11 REVISED" PLANNED DEVELOPMENT-11 REVISED ZONING CLASSIFICATION TO PERMIT SF-10 ZONING, SINGLE FAMILY 10 RESIDENTIAL ZONING CLASSIFICATION REQUIREMENTS; 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development Zoning Classification to "PD-11 Revised" Planned Development 11 Revised Zoning Classification on the property described on Exhibit "A" has been requested by MAHR Development; 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 and Ordinance 84-4 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 are hereby amended so as to approve a change from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification on the property described on Exhibit "A".

Section 2. That Planned Development District No. 11-Revised 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. 11-Revised to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 11-

Revised shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 11-Revised shall be regulated by the zoning requirements of the SF-10 Zoning Classification, Single Family 10 Zoning Classification with the following conditions:

1. approval subject to a detailed review at time of platting, including roadway alignments and intersections, and flood study of the drainway,
2. that the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown,
3. that access ways along both sides of the proposed park land be shown,
4. that access ways be provided to Lake Ray Hubbard, that the the take line be clearly defined, and that disclosure be made to potential purchasers that this is public land,
5. that the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land,
6. that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer, and
7. that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction 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.

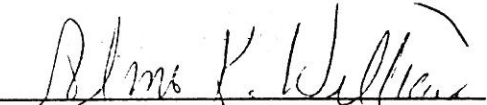
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 No. 83-23 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 are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 cases provides.

DULY PASSED AND APPROVED this 7th day of June, 1993.

APPROVED:



Mayor

ATTEST:

By: Hilda Crangle

1st reading May 17, 1993

2nd reading June 7, 1993

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;
 THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;
 THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;
 THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);
 THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;
 THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;
 THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;
 THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;

THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.

93-46-2

Ordinance No. 94-15

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 "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING SPECIAL CONDITIONS; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 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. 41 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. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.
3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.
4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.
5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

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 continues shall be deemed to constitute a separate offense.

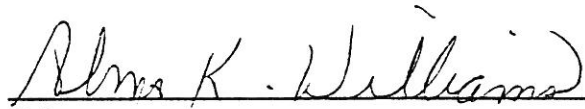
SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 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 4th day of April, 1994.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HAROLD L. EVANS *Consulting Engineer*
 2331 GUS THOMASSON ROAD, SUITE 102
 P.O. BOX 28355 214-328-8133
 DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
 Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys	-----	-----
	386	137.7 Acres
Park/Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 10,000 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 2,000 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

HILLCREST MEADOWSPDAREA REQUIREMENTS - AREA TWO

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 8,400 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 65 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA FOUR

- | | |
|---|--|
| 1. Minimum Lot Area - | 10,000 square feet (w/o alleys)
8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

ORDINANCE NO. 94-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 93-11 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-11, PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MAHR Development has requested approval of an amendment to PD-11 to amend certain area requirements, 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 and Ordinance 93-11 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 and Ordinance No. 93-11 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending Section 2.B. to add the following subsection:

"8. The minimum depth of front setbacks shall be as follows:

1 story structure - 20 feet
2 story structure - 25 feet"

Section 2. All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance, and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction 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 No. 83-23 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 are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 cases provides.


DULY PASSED AND APPROVED this the 6th day of September, 1994.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading: 08-15-94
2nd reading: 09-06-94



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 MAHR Development for a change in zoning from Planned Development for Single Family uses. The proposed development would contain Single Family lots ranging in minimum size from 7,200 square feet to 10,000 square feet. Minimum house size would range from 1,800 square feet to 2,200 square feet. The portion of the tract currently zoned PD-11 has no uses assigned to it. The portion currently zoned SF-10 has a minimum lot size required of 10,000 square feet and a minimum house size of 1,500 square feet. The total site contains 145.7 acres of land. Attached is a location map showing the boundaries of the property and a copy of the legal description of the site.

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 93-46-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



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 MAHR Development for a change in zoning from Planned Development-11 and SF-10, Single Family to Planned Development for Single Family uses and approval of a preliminary plan and area requirements. The proposed development would contain Single Family lots ranging in minimum size from 8400 square feet to 10,000 square feet. Minimum house size would range from 1,800 square feet to 2,000 square feet. The portion of the tract currently zoned PD-11 has no uses assigned to it. The portion currently zoned SF-10 has a minimum lot size requirement of 10,000 square feet and a minimum house size of 1,500 square feet. The total site contains 145.7 acres of land. Attached is a location map showing the boundaries of the property and a copy of the legal description of the site.

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 93-46-Z

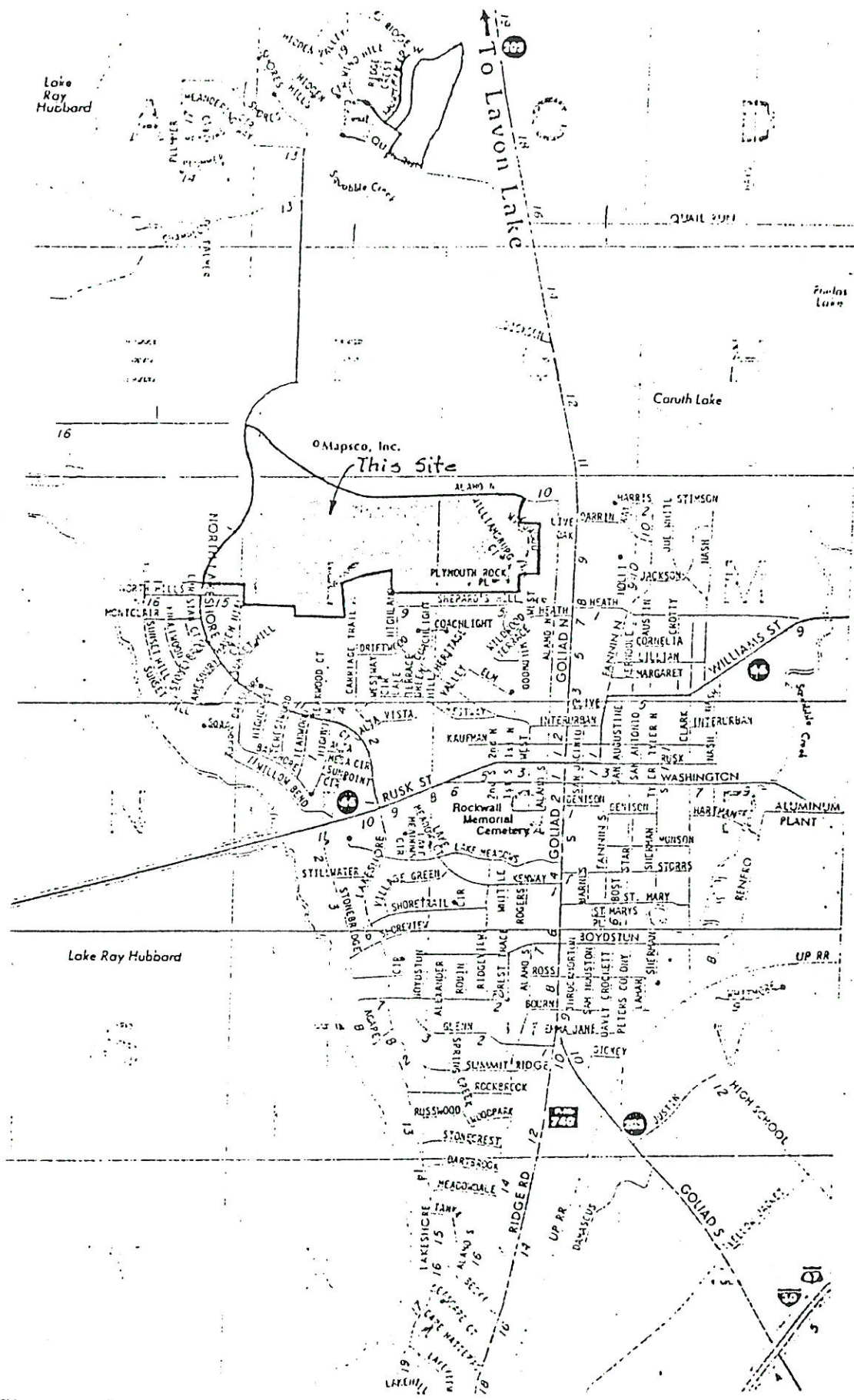
I am in favor of the request for the reasons listed below _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____



LOCATION MAP
 scale: 1" = 2,000'

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way; THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records. Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2" iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of 1323.03 feet to the Point of Beginning and containing 145.744 acres of land. 500.68'

Case No. PZ 93-46-Z REMINDER PERMITTED DEVELOPMENT CAN CONTAIN REQUIREMENT NOT IN LEGAL ZONING.
I am in favor of the request for the reasons listed below X see #② + #③

I am opposed to the request for the reasons listed below X see #①

① IF ① LAND NOT INCLUDED AT THIS TIME DOES NOT CARRY THE SAME LOT SIZE + HOOR SQ. FT REQUIREMENT
② THIS MAY BE AN ATTEMPT TO KEEP OPEN A DOWN SIZE PLAN IN FUTURE

② MANDATE REAR ENTRY garages
Signature Frank A. Muth
Address 220 ALTA UNIT 2
Ft Worth

③ Permanent screening on NORTH SIDE LANDSCAPE BIRMS OR FENCING
205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-46-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 Esther Smith
Address 314 Shepard Hill

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-46-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. THIS IS AN AREA WITH LOTS OF BIG TREES
2. & BEAUTIFUL TOPOGRAPHY. I THINK LOT SIZES
3. SHOULD BE AT LEAST 10,000 SQ. FT. MINIMUM AND HOMES AT LEAST 2,100 SQ. FT. MIN. I DO WANT TO SEE HOMES BUILT IN THIS AREA.

Signature David L. Hamilton
Address 1501 SUNSET HILL DR.

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-46-Z

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

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

1. Smaller lots beside larger homes will reduce the value of our property investment
2. smaller square foot homes will also reduce the value of our property investment
3. value of our property investment

Signature Sydney Robert McDonald
Address 1594 North Hills

PZ-PUBLICNOTICEFORM.FRM

205 West Rusk Rockwall, Texas 75087 (214) 771-7700



CITY OF ROCKWALL
"THE NEW HORIZON"

December 6, 1993

RE: PUBLIC NOTICE OF ROCKWALL
PLANNING & ZONING COMMISSION
PUBLIC HEARING ON THURSDAY,
DECEMBER 9, 1993 AT 7:00 P.M.
ROCKWALL CITY HALL

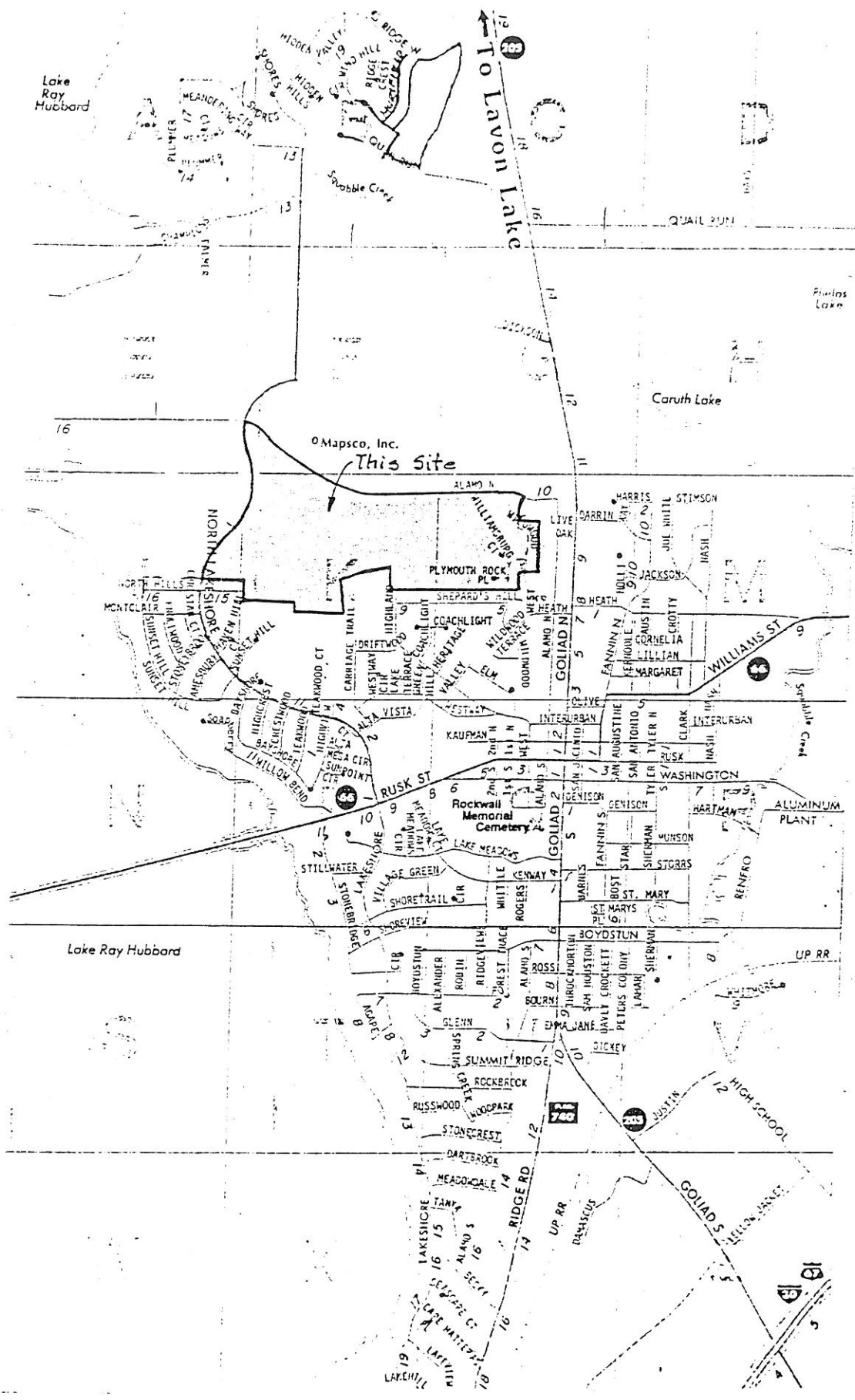
Dear Property Owner(s):

This is to inform you of the above mentioned Public Hearing in the City Hall Council Chambers has been revised. The change in zoning requested by MAHR Development of PD-11 has been post-poned to a later date. When the new date is confirmed you will be notified of the hearing.

Respectfully,

A handwritten signature in blue ink, appearing to read "Bruce Hanby", is written over the typed name.

Bruce Hanby
Senior Design Technician



LOCATION MAP
 scale: 1"=2,000'

To consider approval of a request from MAHR Development Corp. for a change in Zoning from PD 11 & SF 10 to Planned Development zoning classification for a single family residential development containing mixed lot sizes, approval of area requirements, and approval of special conditions for property located North of Northshore Phase I subdivision, east of North Lakeshore Drive, south of North Alamo, and more particularly described as follows:

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H. L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W. F. Barrow, Jr., to R. S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, and addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;

THENCE: Along the Easterly line North Lakeshore Drive, all to ½" iron rods set for a

North 4 degrees 49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36'07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37'30" East a distance of 391.72 feet; Along said curve an arc distance of 405.28 to the end of said curve; North 56 degrees 25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17'45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46'41" East a distance of 754.68 feet; Along said curve an arc distance of 799.87 feet to the end of said curve; North 10 degrees 52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15'10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44'36" West, a distance of 134.03 feet; Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12'46" East a distance of 266.02 feet to a ½" iron rod set for a corner; South 24 degrees 18'28" East a distance of 129.52 feet to a ½" iron rod set for a corner; South 42 degrees 59'16" East a distance of 88.95 feet to a ½" iron rod set for a corner; South 56 degrees 23'18" East a distance of 465.30 feet to a ½" iron rod set for a corner; and South 63 degrees 51'31" East a distance of 383.27 feet to a ½" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08'58" East a distance of 25.74 feet to a ½" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to ½" iron rods set for corners as follows: South 65 degrees 56'58" East a distance of 403.91 feet, South 81 degrees 00'39" East a distance of 206.91 feet; North 88 degrees 14'11" East a distance of 1150.00 feet; North 89 degrees 28'09" East a distance of 965.12 feet; and South 63 degrees 42'26" East a distance of 247.93 feet to a ½" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for a corner at a fence post;

THENCE: South 8 degrees 54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for a corner on the North line of Northshore Phase Three, and addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10'45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10'53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58'56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows: South 89 degrees 43'56" West a distance of 190.05 feet to a point for a corner; South 00 degrees 58'56" West a distance of 3.55 feet to a point for a corner; South 89 degrees 43'56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;

THENCE: South 89 degrees 43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00'00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43'56" West a distance of 270.29 feet;

THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;

THENCE: South 65 degrees 43'56" West a distance of 285.56 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28'26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58'09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 2" iron rod found for a corner;

THENCE: South 9 degrees 47'38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, and addition to the City of Rockwall and continuing a total distance of 315.00 feet to a ½" iron rod found for a corner;

THENCE: South 0 degrees 44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N. L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;

THENCE: South 89 degrees 28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30'20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36'49" West a distance of 316.64 feet with said fence line to a 2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B; THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89 degrees 29'00" West a distance of 5.01 feet to a ½" iron rod found for a corner; North 0 degrees 31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition; North 89 degrees 29'00" West a distance of 1323.03 feet to the Point of Beginning and containing 145.744 acres of land.

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXE

R10177 (10168)
0011-0000-0017-01-OR
FAULKNER D L
1785 E I-30
GARLAND, TX 75043

A0011 M J BARKSDALE, TRACT 17-01,
ACRES .202, (PT OF .238 AC TR)
LAND SPTB: C1

60

1/13/94

R10178 (10168)
0011-0000-0017-02-OR
FAULKNER D L
1785 E I-30
GARLAND, TX 75043

A0011 M J BARKSDALE, TRACT 17-02,
(PT OF .238 AC TR)
LAND SPTB: C1

R10180 (10170)
0011-0000-0020-00-OR
CEDAR GROVE CHRISTIAN CHURCH
P O BOX 146
ROCKWALL, TX 75087

BARKSDALE AB 11 TR 20 1.500 AC ** E
EXEMPT
SITUS: EXEMPT I-30 SER RD & HORIZON
LAND SPTB: F1, IMP.SPTB: F1

R30945 (31530)
0011-0000-0021-00-OR
CULPEPPER/SPATEX JV
%GARY SHULTZ
13740 NEUTRON RD
DALLAS, TX 75244-4412

A0011 M J BARKSDALE, TRACT 21,
ACRES .513
LAND SPTB: C1

Hillcrest Meadows

R10182 (10172)
0012-0000-0002-00-OR
LOFLAND W I
105 E KAUFMAN
ROCKWALL, TX 75087

A0012 W B BOWLES, TRACT 2, ACRES 7.235 OA
TOT
SITUS: #1 TOPSIDE LANE
LAND SPTB: E1, IMP.SPTB: E1

R10184 (10173)
0012-0000-0003-00-OR
HALL RALPH M
102 N SAN JACINTO
ROCKWALL, TX 75087

A0012 W B BOWLES & 10098 A HANNA,
TR 3, 2.981 ACC
SITUS: 1500 SUNSET HILL DR
LAND SPTB: A1, IMP.SPTB: A1

R10186 (32969)
0012-0000-0009-00-OR
LOFLAND NEWMAN
P. O. BOX 740006
DALLAS, TX 75374-0006

A0012 W B BOWLES, TRACT 9, ACRES 2.089
LAND SPTB: D4

R33849 (53181)
0012-0000-0010-00-OR
CHIHAI LIMITED
1500 SUNSET HILL
ROCKWALL, TX 75087

A0012 W B BOWLES & A0098 A HANNA,
TR 10, 5.00 AC
LAND SPTB: C1

R28946 (29129)
0012-0000-0011-01-OR
CITIZENS FIRST MTG CO
ATTN JOE MILES
P O BOX 218
PHILADELPHIA, AK 71923

A0012 W B BOWLES, TRACT 11-1, ACRES 5.7262
LAND SPTB: D4

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S
1993 PRELIMINARY ROLL F

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXE

R30866 (10180)
0020-0000-0001-03-OR

A0020 N BUTLER, TRACT 1-3, ACRES .25,
(PT OF 1.988 AC TR)

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	E)
R30841 (49816) 0021-0000-0011-00-OR THE SHORES COUNTRY CLUB INC % LEONARD I MARGOLIS, ESQUIRE 5429 LBJ FWY #890 DALLAS, TX 75248-2527	A0021 N BUTLER, TRACT 11, ACRES 144.972 LAND SPTB: C1	THE SHORES COUNTRY CLUB 2600 CHAMPIONS MAIL TO: ROCKWALL, TX 75087
R30843 (10191) 0021-0000-0012-00-OR SHORES RECREATIONAL CLUB INC T 2600 CHAMPIONS DR ROCKWALL, TX 75087	A0021 N BUTLER, TRACT 12, ACRES 19.233 SITUS: GOLF COURSE LAND SPTB: C1	
R30842 (10191) 0021-0000-0013-00-OR SHORES RECREATIONAL CLUB INC T 2600 CHAMPIONS DR ROCKWALL, TX 75087	A0021 N BUTLER, TRACT 13, ACRES 49.323 SITUS: GOLF COURSE INCLUDES SECTION IN THE SHORES, LAND SPTB: C1	
R10225 (10208) 0024-0000-0001-00-OR HAWK DARLENE C RT 1 BOX 144 ROCKWALL, TX 75087	N M BALLARD SURVEY AB 24 TR 1 0.500 AC FM 276 SITUS: FM 276 LAND SPTB: A1, IMP. SPTB: A1 00460 - NATIONAL MORTGAGE CO. #	
R10226 (10209) 0024-0000-0001-01-OR HESSON HOWARD L ET UX 1425 HWY 276 ROCKWALL, TX 75087	N M BALLARD SURVEY AB 24 TR 1-1 0.500 AC FM 276 SITUS: FM 276 LAND SPTB: A2, IMP. SPTB: A2	OA TOT
R10227 (10185) 0024-0000-0002-00-OR MIF JOINT VENTURE P O BOX 629 FT WORTH, TX 76101	A0024 BALLARD & A0099 HANNA, TR 2, 20.12 AC (PT OF 46.25 AC TR) LAND SPTB: D4	
R10229 (34072) 0024-0000-0004-00-OR AMERICAN FEDERAL BANK FSB 14860 LANDMARK BLVD SUITE 200 DALLAS, TX 75248	A0024 N M BALLARD, TRACT 4, ACRES 22.446 LAND SPTB: D4	
R10230 (10213) 0024-0000-0004-02-OR GASTON & GASTON AUCTIONEERS %DONA GASTON-NEWELL 703 ROBIN RD ROCKWALL, TEXAS 75087	N M BALLARD SURVEY AB 24 TR 4-2 5.000 AC FRONT I-30 SITUS: FRONT I-30 LAND SPTB: F1, IMP. SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
R30852 (10724) 0080-0000-0007-01-OR HACIC DENNIS ET AL GREGORY E MAPES RT 1 BOX 247-A ROCKWALL, TX 75087	A0080 W W FORD, TRACT 7-1, ACRES 3.54, (PT OF 14.88 AC TR) SITUS: FM 205 LAND SPTB: D4 F2100 - FIRST GIBRALTAR BANK, #	
R30855 (10732) 0080-0000-0010-01-OR GAMBLE FRED JR ET AL C/O FRED GAMBLE SR 4615 LAUREL CANYON AUSTIN, TX 78731	A0080 W W FORD, TRACT 10-1, ACRES 5.2227, (PT OF 177.130 AC TR) SITUS: FM 205 & FM 549 LAND SPTB: D1	
R30851 (32749) 0080-0000-0017-05-OR MBA CORP P O BOX 461947 GARLAND, TX 75046	A0080 W W FORD, TRACT 17-5, ACRES 19.876, (PT OF 43.812 AC TR) SITUS: FM 205 & FM 549 LAND SPTB: D4	
R30854 (49983) 0080-0000-0021-02-OR REAGAN ROBERT L ETUX RT 1 BOX 246 ROCKWALL, TX 75087	A0080 W W FORD, TRACT 21-2, ACRES 1.659, (PT OF 4.99 AC TR) SITUS: FM 205 LAND SPTB: F1 T2169 - COLONIAL MORTGAGE CORP, #	
R10982 (10889) 0098-0000-0001-00-OR HAIRSTON D L 1501 SUNSET HILL DR ROCKWALL, TX 75087	A0098 A HANNA & A0012 BOWLES, TRACT OA 1, ACRES 3.106 SITUS: 1501 SUNSET HILL DR LAND SPTB: A1, IMP. SPTB: A1	TOT
R10983 (32187) 0098-0000-0002-00-OR LYNCH WILLIAM D PO BOX 2207 RANCHO SANTA FE, CA 92067	A0098 A HANNA, TRACT 2, ACRES 4.672 LAND SPTB: D1	
R10985 (10892) 0098-0000-0004-00-OR MILLER FRANK R 711 S GOLIAD ROCKWALL, TX 75087	A0098 A HANNA, TRACT 4, ACRES 5.38 LAND SPTB: C1	
R10986 (33583) 0098-0000-0005-00-OR FIRST GIBRALTAR BANK, FSB C/O G W PASIER & ASSOC 5805 MAPLE, STE 100 HOUSTON, TX 77074	A0098 A HANNA, TRACT 5, ACRES 69.607, (PT OF 133.42 AC TR) SITUS: N LAKESHORE DR LAND SPTB: D4	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R10987 (33583) 0098-0000-0006-00-OR FIRST GIBRALTAR BANK, FSB C/O G W PASIER & ASSOC 5805 MAPLE, STE 100 HOUSTON, TX 77074	A0098 A HANNA , TRACT 6, ACRES 101.341 SITUS: N LAKESHORE DR LAND SPTB: D4	
R10992 (10896) 0099-0000-0001-00-OR BROWNING B W RT 3 BOX 405 MOUNT VERNON, TX 75457	A0099 A HANNA, TRACT 1, ACRES .70, HIGH SCHOOL DR (PT OF 1.03 AC TR) SITUS: HIGH SCHOOL DR LAND SPTB: C1	
R10993 (10896) 0099-0000-0002-00-OR BROWNING B W RT 3 BOX 405 MOUNT VERNON, TX 75457	A0099 A HANNA, TRACT 2, ACRES .33, (PT OF 1.03 AC TR) LAND SPTB: C1	
R10994 (10897) 0099-0000-0003-00-OR CADE ROSE K 802 N GOLIAD ROCKWALL, TX 75087	A HANNA SURVEY AB 99 TR 3 50.370 AC LAND SPTB: D4	
R10996 (11057) 0099-0000-0005-00-OR CARSSOW JOHN F P O BOX 691285 SAN ANTONIO, TX 78269	A HANNA SURVEY AB 99 & N M BALLARD 2.180 AC TR 5 I-30 SITUS: I-30 LAND SPTB: F1, IMP.SPTB: F1	
R10997 (12107) 0099-0000-0005-01-OR CARSSOW JOHN F P O BOX 691285 SAN ANTONIO, TX 78269	A HANNA & N M BALLARD SUR AB 99 TR 5-1 2.463 AC FRONTS I-30 SITUS: FRONTS I-30 LAND SPTB: C1	
R29160 (27892) 0099-0000-0005-02-OR APHELION INC P O BOX 691285 SAN ANTONIO, TX 78269	A0099 A HANNA & N M BALLARD, TRACT 5-2, ACRES 0.154 LAND SPTB: C1	
R29161 (27892) 0099-0000-0005-03-OR APHELION INC P O BOX 691285 SAN ANTONIO, TX 78269	A0099 A HANNA & N M BALLARD, TRACT 5-3, ACRES 0.243 LAND SPTB: C1	
R10998 (49879) 0099-0000-0009-00-OR RHIMA HORTENCIA, TRUSTEE FOR LILA B RHIMA 4302 OLD DOMINION CT ARLINGTON, TX	A0099 A HANNA, TRACT 9, ACRES .963, HIGH SCHOOL DR SITUS: HIGH SCHOOL DR LAND SPTB: F1, IMP.SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R11243 (28648) 0122-0000-0003-00-OR WHITTLE ROBERT S P O BOX 369 ROCKWALL, TX 75087	A0122 M B JONES, TRACT 3, ACRES 11.7, (PT OF 501.944 AC TR) LAND SPTB: D1	
R11247 (11121) 0122-0000-0006-00-OR PAYNE BURKS T JR BOX 274 ROCKWALL, TX 75087	A0122 M B JONES, TRACT 6, ACRES 1 SITUS: FM 1141 LAND SPTB: E1, IMP. SPTB: E1	
R32543 (11121) 0122-0000-0007-02-OR PAYNE BURKS T JR BOX 274 ROCKWALL, TX 75087	A0122 M B JONES, TRACT 7-2, ACRES 3.414, (PT OF 28.25 AC TR) LAND SPTB: D1	
R11252 (11124) 0122-0000-0009-01-OR HURNI ROBERT LYNN 516 E MEADOW LN PHOENIX, AZ 85022	A0122 M B JONES, TRACT 9-01, ACRES 1, (PT OF 11 AC TR) LAND SPTB: D4	
R11253 (11125) 0122-0000-0010-00-OR PRUITT BILLY JOE RT 2 BOX 10B ROCKWALL, TX 75087	A0122 M B JONES, TR 10, ACRES 0.28 LAND SPTB: C1	
R30857 (11126) 0123-0000-0001-01-OR SCHEID MAX TR P O BOX 472347 GARLAND, TX 75047	A0123 A JOHNSON, TRACT 1-1, ACRES 3.143, (PT OF 217.14 AC TR) SITUS: FM 205 & FM 549 LAND SPTB: D1	
R30856 (10223) 0123-0000-0003-01-OR LOFLAND N L 105 E KAUFMAN ROCKWALL, TX 75087	A0123 A JOHNSON, TRACT 3-1, ACRES 56.2468, (PT OF 582.99 AC TR) SITUS: FM 205 LAND SPTB: D3	
R11259 (33228) 0124-0000-0003-00-OR KELLER MARY E & RONALD & MELINDA KIRKPATRICK 1201 N GOLIAD ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 3, ACRES 1.24, 1201 N GOLIAD SITUS: 1201 N GOLIAD LAND SPTB: A1, IMP. SPTB: A1 00410 - LOMAS MORTGAGE USA, #	DA \$ TOT \$
R11260 (34425) 0124-0000-0004-00-OR BURKS ELIZABETH LYONS 603 WOODDED TRAIL ROCKWALL, TX 75087	A0124 J H B JONES & A0146 S S MCCURRY, TR 4, 7.05 ACS LAND SPTB: D4	

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A C A D S Y S T
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OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEM

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
R11261 (28782) 0124-0000-0005-00-OR CURANOVIC PASKO PETER ETUX 804 ZION HILLS CIRCLE ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 5, ACRES 2.760 LAND SPTB: C1	
R33818 (11476) 0124-0000-0006-00-OR CRAWFORD CARLOS 923 N ALAMO ST ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 6, ACRES .50 SITUS: 917 N ALAMO LAND SPTB: C1	
R11262 (11134) 0124-0000-0007-00-OR COLLINS WM T 2001 N GOLIAD ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 7, ACRES 1, (PT OF 42.661 AC TR) SITUS: N GOLIAD LAND SPTB: A1, IMP. SPTB: A1	DA TOT
R11263 (11134) 0124-0000-0008-00-OR COLLINS WM T 2001 N GOLIAD ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 8, ACRES 30.68, (PT OF 42.661 AC TR) LAND SPTB: D1	
R11264 (48785) 0124-0000-0008-01-OR AMERICAN FEDERAL BANK FSB 14001 NORTH DALLAS PARKWAY 2ND FLOOR STANFORD BUILDING DALLAS, TEXAS 75240	A0124 J H B JONES, TRACT 8-01, ACRES 2.01, (PT OF 76.727 AC TR) LAND SPTB: C1	
R11265 (11136) 0124-0000-0010-00-OR CROUCH JOE C 1209 N GOLIAD ROCKWALL, TX 75087	J H B JONES SUR AB 124 TR 10 0.310 AC LAND SPTB: C1	
R11266 (11137) 0124-0000-0011-00-OR CRUMBLY HENRY M 2000 N GOLIAD ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 11, ACRES 1.58 SITUS: N GOLIAD LAND SPTB: A1, IMP. SPTB: A1	
R33819 (15613) 0124-0000-0012-00-OR CRAWFORD JUANITA 923 N ALAMO ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 12, ACRES .885 LAND SPTB: C1	
R11267 (48785) 0124-0000-0013-00-OR AMERICAN FEDERAL BANK FSB 14001 NORTH DALLAS PARKWAY 2ND FLOOR STANFORD BUILDING DALLAS, TEXAS 75240	A0124 J H B JONES, TRACT 13, ACRES 6, (PT OF 76.727 AC TR) LAND SPTB: D4	

AMERICAN FEDERAL BANK FSB
14001 NORTH DALLAS PARKWAY
2ND FLOOR STANFORD BUILDING
DALLAS, TEXAS 75240

LAND SPTB: D4

R11269 (48785)
0124-0000-0015-00-OR
AMERICAN FEDERAL BANK FSB
14001 NORTH DALLAS PARKWAY
2ND FLOOR STANFORD BUILDING
DALLAS, TEXAS 75240

A0124 J H B JONES, TRACT 15, ACRES
0.581, (PT OF 76.727 AC TR)

LAND SPTB: C1

R11270 (52972)
0124-0000-0018-00-OR
NETHERTON ROBERT L & PAMELA E
1306 WINDMILL LN
MESQUITE, TX 75149

A0124 J H B JONES, TRACT 18, ACRES
3.035

LAND SPTB: C1

R11272 (32967)
0124-0000-0021-00-OR
KERN ALLAN S & RANDI G DOYLE
1211 N GOLIAD
ROCKWALL, TX 75087

J H B JONES & MCCURRY AB 124 TR 21
0.133 AC

LAND SPTB: C1

R11273 (50834)
0124-0000-0022-00-OR
HALDEMAN BUDDY R & CATHY L
1205 SMIRL DR
ROCKWALL, TX 75087-8949

A0124 J H B JONES, TRACT 22, ACRES
.363

SITUS: BEHIND LOT 3 GRENN VALLEY
LAND SPTB: C1

R11274 (11143)
0124-0000-0023-00-OR
PRICE J T
1203 N GOLIAD
ROCKWALL, TX 75087

A0124 J H B JONES, TRACT 23, ACRES
0.43, 1203 N GOLIAD

SITUS: 1203 N GOLIAD
LAND SPTB: C1, IMP. SPTB: E1

R11275 (11144)
0124-0000-0024-00-OR
CROUCH JOE
1209 N GOLIAD
ROCKWALL, TX 75087

J H B JONES SUR AB 124 TR 24 0.190
AC & MCCURRY

SITUS: & MCCURRY
LAND SPTB: C1

R11276 (33583)
0124-0000-0025-00-OR
FIRST GIBRALTAR BANK, FSB
C/O G W PASIER & ASSOC
5805 MAPLE, STE 100
HOUSTON, TX 77074

A0124 J H B JONES, TRACT 25, ACRES
16.817, (PT OF 54.177 ACS)

SITUS: SMITH
LAND SPTB: D4

R11277 (11146)
0124-0000-0025-01-OR
CITY OF ROCKWALL
205 W RUSK
ROCKWALL, TX 75087

J H B JONES 124 & BOYDSTON 14 AB ** E
124 & AB 14 TR 25-1 6.983 AC EXEMPT

SITUS: EXEMPT
LAND SPTB: C1

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R11278 (50006) 0124-0000-0026-00-OR FIRST GIBRALTAR BANK, FSB 543 LUPIN ST BELLAIRE, TX 77401	A0124 J H B JONES, TRACT 26, ACRES 63.813, (PT OF 133.42 AC TR) SITUS: N LAKESHORE DR LAND SPTB: D4	

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R11278 (50006) 0124-0000-0026-00-OR FIRST GIBRALTAR BANK, FSB 543 LUPIN ST BELLAIRE, TX 77401	A0124 J H B JONES, TRACT 26, ACRES 63.813, (PT OF 133.42 AC TR) SITUS: N LAKESHORE DR LAND SPTB: D4	
R11280 (48843) 0124-0000-0028-00-OR THOMPSON LEONE JR, MARJORIE TH ELIZABETH THOMPSON, JAMES CROW 7107 CURRIN DALLAS, TX 75230	A0124 J H B JONES, TRACT 28, ACRES 90, (PT OF 103.372 AC TR) LAND SPTB: D4	
R11281 (11149) 0124-0000-0032-00-OR SIMMONS CRAIG A ET UX 1205 N GOLIAD ROCKWALL, TX 75087	J H B JONES SUR AB 124 TR 32 0.410 AC LAND SPTB: C1	
R11282 (32183) 0124-0000-0033-00-OR PEOPLES WILFRED L 1401 N GOLIAD ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 33, ACRES .533 SITUS: 1401 N GOLIAD LAND SPTB: A2, IMP. SPTB: A2 T8464 - FLEET FUNDING CORP, #	DA* \$ TOT \$
R11283 (11151) 0124-0000-0034-00-OR CRAWFORD CARLOS 923 N ALAMO ST ROCKWALL, TX 75087	A0124 J H B JONES, TRACT 34, ACRES 0.5 SITUS: 923 N ALAMO LAND SPTB: A1, IMP. SPTB: A1	
R11285 (11153) 0125-0000-0002-00-OR HITT F D 1515 FM 549 ROCKWALL, TX 75087	A0125 J H B JONES, TRACT 2, ACRES 1, (PT OF 52.5 AC TR) SITUS: FM 549 LAND SPTB: E1, IMP. SPTB: E1	DA \$ TOT \$
R30850 (11153) 0125-0000-0002-02-OR HITT F D 1515 FM 549 ROCKWALL, TX 75087	A0125 J H B JONES, TRACT 2-2, ACRES 7.47, (PT OF 52.5 AC TR) SITUS: FM 549 LAND SPTB: D1	
R11291 (11056) 0125-0000-0007-00-OR SPRINGER FRANK 2315 SPRINGER LANE ROCKWALL, TX 75087	A0125 J H B JONES, TRACT 7, ACRES 4.907, (PT OF 75.41 AC TR) SITUS: FM 549 LAND SPTB: D4, IMP. SPTB: E1	
R11292 (12073) 0127-0000-0001-00-OR DALTON MABLE MRS BOX 237 ROCKWALL, TX 75087	A0127 C W JONES, TRACT 1, ACRES 2, (PT OF 44.92 AC TR) LAND SPTB: E1, IMP. SPTB: E1	DA* \$ TOT \$

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	E
R33603 (53273) 4683-0001-0001-00-OR BILL BENNETT CONSTRUCTION INC 5310 HARVEST HILL RD NO 280 DALLAS, TX 75230	THE PINNACLE-PHASE I, BLOCK I, LOT 1 SITUS: HIGHVIEW LANE LAND SPTB: C1	
R33604 (50732) 4683-0001-0002-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK I, LOT 2 SITUS: HIGHVIEW LANE LAND SPTB: C1	
R33945 (20463) 4684-000F-0010-00-OR ICE RONALD D & JUANITA Y 404 SHOREVIEW ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 10 SITUS: SQUAW VALLEY LAND SPTB: A1, IMP.SPTB: A1	
R33946 (28218) 4684-000F-0011-00-OR MCCLATCHY JOEL K & DIANNE 206 LAKEHILL ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 11 SITUS: SQUAW VALLEY LAND SPTB: C1	
R33947 (50793) 4684-000F-0012-00-OR CHESNA THOMAS E & VICKY D 5414 RANGER ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 12 SITUS: 1104 SQUAW VALLEY LAND SPTB: A1, IMP.SPTB: A1	
R33948 (50732) 4684-000F-0013-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 13 SITUS: SQUAW VALLEY LAND SPTB: C1	
R33949 (50732) 4684-000F-0014-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 14 SITUS: SQUAW VALLEY LAND SPTB: C1	
R33950 (29638) 4684-000F-0015-00-OR STANBERRY RONALD W RT 4 BOX 328-S TERRELL, TEXAS 75160-9804	THE PINNACLE PH II, BLOCK F, LOT 15 SITUS: 1110 SQUAW VALLEY LAND SPTB: A1, IMP.SPTB: A1	
R33951 (50732) 4684-000F-0016-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 16 SITUS: SQUAW VALLEY LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R33594 (50732) 4683-000F-0037-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 37 SITUS: ASPEN COURT LAND SPTB: C1	
R33595 (50732) 4683-000F-0038-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 38 SITUS: ASPEN COURT LAND SPTB: C1	
R33596 (50732) 4683-000F-0039-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 39 SITUS: ASPEN COURT LAND SPTB: C1	
R33597 (50732) 4683-000F-0040-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 40 SITUS: ASPEN COURT LAND SPTB: C1	
R33598 (53325) 4683-000F-0041-00-OR BREZIK STACEY E & REBECCA L 10629 LONGMEADOW DALLAS, TX 75238	THE PINNACLE-PHASE I, BLOCK F, LOT 41 SITUS: HIGHVIEW LANE LAND SPTB: C1	
R33599 (50732) 4683-000F-0042-00-OR, HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 42 SITUS: HIGHVIEW LANE LAND SPTB: C1	
R33600 (50732) 4683-000F-0043-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 43 SITUS: HIGHVIEW LANE LAND SPTB: C1	
R33601 (50732) 4683-000H-0016-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK H, LOT 16 SITUS: HIGHVIEW LANE LAND SPTB: C1	
R33602 (50732) 4683-000H-0017-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK H, LOT 17 SITUS: HIGHVIEW LANE LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	E.
R20818 (18777) 4680-0000-0008-00-OR NATIONS MILTON GENE 815 E HEATH ROCKWALL, TX 75087	HAL PHELPS ADDN LOT 8 SITUS: 815 E HEATH LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	
R20819 (18778) 4680-0000-0009-00-OR HILL WM ROBERT 817 E HEATH ROCKWALL, TX 75087	HAL PHELPS ADDN LOT 9 SITUS: 817 E HEATH LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	
R20820 (18779) 4680-0000-0010-00-OR LARUE BENNY FRANKLIN ET UX 819 HEATH ROCKWALL, TX 75087	HAL PHELPS ADDN LOT 10 SITUS: 819 E HEATH LAND SPTB: A1, IMP. SPTB: A1 F0800 - CARTERET SAVINGS BANK, #	
R20821 (18780) 4680-0000-0011-00-OR GRANBERRY COYCE 821 E HEATH ROCKWALL, TX 75087	HAL PHELPS ADDN LOT 11 SITUS: 821 E HEATH LAND SPTB: A1, IMP. SPTB: A1	
R33589 (49139) 4683-000F-0032-00-OR DANIELS BENNIE A GLORIA 1100 ASPEN COURT ROCKWALL, TEXAS 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 32 SITUS: 1100 ASPEN COURT LAND SPTB: A1, IMP. SPTB: A1 00050 - AMERICAN NATIONAL BANK, #	
R33590 (50732) 4683-000F-0033-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 33 SITUS: ASPEN COURT LAND SPTB: C1	
R33591 (50732) 4683-000F-0034-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 34 SITUS: ASPEN COURT LAND SPTB: C1	
R33592 (16053) 4683-000F-0035-00-OR LOWRY LEONARD D & LYNN F 1106 ASPEN CT ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 35 SITUS: 1106 ASPEN COURT LAND SPTB: A1, IMP. SPTB: A1	
R33593 (50732) 4683-000F-0036-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE-PHASE I, BLOCK F, LOT 36 SITUS: ASPEN COURT LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R29324 (53342) 4576-000J-0016-00-OR MUELLER RANDALL T & GAYLE 1601 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK J, LOT 16 SITUS: 1601 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T1083 - BANC ONE MTG CORP, #	
R29325 (49959) 4576-000K-0001-00-OR BICKLEY JAMES A ETUX 1599 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 1 SITUS: 1599 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29326 (52719) 4576-000K-0002-00-OR SHEEHAN JAMES C & JULIA 1597 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 2 SITUS: 1597 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29327 (34198) 4576-000K-0003-00-OR BLACKBURN JAMES H JR 1595 NORTH HILL DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 3 SITUS: 1595 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29328 (34261) 4576-000K-0004-00-OR JACKSON JOSEPH D ETUX KATHERIN 1593 NORTH HILLS ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 4 SITUS: 1593 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 00510 - PRUDENTIAL HOME MORTGAG, #	
R29329 (33611) 4576-000K-0005-00-OR COLE JAMES D 1591 NORTH HILLS DR ROCKWALL, TEXAS 75087	NORTHSHORE PH 2B, BLOCK K, LOT 5 SITUS: 1591 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 00580 - TEXAS HERITAGE SAVINGS, #	
R29330 (34309) 4576-000K-0006-00-OR KIRKPATRICK WAYNE ETUX 1589 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 6 SITUS: 1589 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
R29331 (32424) 4576-000L-0001-00-OR GONZALEZ ALFRED HECTOR/BETTY 1598 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 1 SITUS: 1598 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T8464 - FLEET FUNDING CORP, #	DV1 \$ TOT \$
R29332 (52612) 4576-000L-0002-00-OR MCMINN JAMES H & KAREN F 1596 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 2 SITUS: 1596 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
R29333 (52928) 4576-000L-0003-00-OR MCDANIEL ROBERT L & LYNN M 1594 NORTH HILLS ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 3 SITUS: 1594 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29334 (34666) 4576-000L-0004-00-OR PIERSON RICHARD A ETUX 1592 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 4 SITUS: 1592 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R29335 (34655) 4576-000L-0005-00-OR PREZIDOTTI RICHARD ETUX 1590 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 5 SITUS: 1590 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 00510 - PRUDENTIAL HOME MORTGAG, #	
R29336 (34661) 4576-000L-0006-00-OR TANZILLO JOHN M ETUX 1588 NORTH HILLS ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 6 SITUS: 1588 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	DV1 TOT
R29337 (32801) 4576-000M-0001-00-OR TIMPA JOSEPH C & VICKI ANN 1602 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 1 SITUS: 1620 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29338 (51260) 4576-000M-0002-00-OR KLUTTS BEN A JR & JULIE C 1604 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 2 SITUS: 1604 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R29339 (26916) 4576-000M-0003-00-OR WILLIAMS SAMUEL E & JAN KORET 1606 N HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 3 SITUS: 1606 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2169 - COLONIAL MORTGAGE CORP, #	
R29340 (51261) 4576-000M-0004-00-OR HON REX J & TERESA E 1608 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 4 SITUS: 1608 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R29341 (51262) 4576-000M-0005-00-OR DARWIN CHRISTOPHER ALAN & MONIQUE KAY 1610 NORTH HILLS ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 5 SITUS: 1610 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R29324 (53342) 4576-000J-0016-00-OR MUELLER RANDALL T & GAYLE 1601 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK J, LOT 16 SITUS: 1601 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T1083 - BANC ONE MTG CORP, #	
R29325 (49959) 4576-000K-0001-00-OR BICKLEY JAMES A ETUX 1599 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 1 SITUS: 1599 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29326 (52719) 4576-000K-0002-00-OR SHEEHAN JAMES C & JULIA 1597 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 2 SITUS: 1597 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29327 (34198) 4576-000K-0003-00-OR BLACKBURN JAMES H JR 1595 NORTH HILL DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 3 SITUS: 1595 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	
R29328 (34261) 4576-000K-0004-00-OR JACKSON JOSEPH D ETUX KATHERIN 1593 NORTH HILLS ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 4 SITUS: 1593 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 00510 - PRUDENTIAL HOME MORTGAG, #	
R29329 (33611) 4576-000K-0005-00-OR COLE JAMES D 1591 NORTH HILLS DR ROCKWALL, TEXAS 75087	NORTHSHORE PH 2B, BLOCK K, LOT 5 SITUS: 1591 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 00580 - TEXAS HERITAGE SAVINGS , #	
R29330 (34309) 4576-000K-0006-00-OR KIRKPATRICK WAYNE ETUX 1589 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK K, LOT 6 SITUS: 1589 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
R29331 (32424) 4576-000L-0001-00-OR GONZALEZ ALFRED HECTOR/BETTY 1598 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 1 SITUS: 1598 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T8464 - FLEET FUNDING CORP, #	DV1 \$ TOT \$
R29332 (52612) 4576-000L-0002-00-OR MCMINN JAMES H & KAREN F 1596 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK L, LOT 2 SITUS: 1596 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R20487 (18642) 4560-000P-0011-00-OR ROBINSON ROBERT ETUX 310 WILDWOOD LANE ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 11 BLK P 310 WILDWOOD SITUS: 310 WILDWOOD LAND SPTB: A1, IMP. SPTB: A1	
R20488 (18643) 4560-000P-0012-00-OR LASZYNSKI LARRY R ET UX 312 WILDWOOD ROCKWALL, TX 75087	NORTHSHORE LOT 12 BLK P 312 WILDWOOD LN SITUS: 312 WILDWOOD LN LAND SPTB: A1, IMP. SPTB: A1 T&107 - COUNTRYWIDE FUNDING - D.#	
R20489 (18644) 4560-000P-0013-00-OR PEEL LARRY G ET UX 314 WILDWOOD ROCKWALL, TX 75087	NORTHSHORE LOT 13 BLK P 314 WILDWOOD SITUS: 314 WILDWOOD LAND SPTB: A1, IMP. SPTB: A1 F2600 - INDEPENDENCE ONE MTG CO.#	
R20490 (53197) 4560-000R-0001-00-OR TOLLE STUART W & SHERON P 306 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK R, LOT 1 SITUS: 306 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20491 (52185) 4560-000R-0002-00-OR GRASS SUSAN STOKER 304 SHEPERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK R SITUS: 304 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20492 (50288) 4560-000R-0003-00-OR HELMS JIM 1960 E I-30 ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK R, LOT 3 SITUS: 302 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1 F0500 - ASSOCIATES NATIONAL MOR.#	
R20493 (32793) 4560-000S-0001-00-OR NIX DAVID G & BEVERLY G 313 WILDWOOD ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK S, LOT 1 SITUS: 313 WILDWOOD LAND SPTB: A1, IMP. SPTB: A1 T2574 - MARKET STREET MORTGAGE ,#	
R20494 (34393) 4560-000S-0002-00-OR WOOD EDWARD LEON ETUX LOIS 311 WILDWOOD LN ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK S 311 WILDWOOD LN SITUS: 311 WILDWOOD LN LAND SPTB: A1, IMP. SPTB: A1	
R20495 (29690) 4560-000S-0003-00-OR JONES DAVID W ETUX 309 WILDWOOD ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 3 BLK S 309 WILDWOOD LN SITUS: 309 WILDWOOD LN LAND SPTB: A1, IMP. SPTB: A1 T2603 - MIDLAND MORTGAGE CO.#	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R20470 (49115) 4560-000N-0008-00-OR JOHNSTON JOHN G ETUX 320 SHEPARDS HILL ROCKWALL, TEXAS 75087	NORTHSHORE PHASE #1 LOT 8 BLK N SITUS: 320 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 00050 - AMERICAN NATIONAL BANK, #	
R20471 (18626) 4560-000N-0009-00-OR RICHARDSON THOMAS F 217 SUMMIT RIDGE ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 9 BLK N LAND SPTB: A1, IMP. SPTB: A1	
R20472 (18627) 4560-000N-0010-00-OR MCCALLUM H WAYNE ET UX GENERAL DELIVERY % E-SYSTEMS APD NY, NY 09080-5000	NORTHSHORE PHASE #1 LOT 10 BLK N SITUS: 316 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20473 (27199) 4560-000N-0011-00-OR SMITH JARVIS FLOYD ETUX 314 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 11 BLK N SITUS: 314 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
R20474 (18629) 4560-000N-0012-00-OR FINCH JIMMY NEAL 312 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 12 BLK N 312 SHEPARDS HILL SITUS: 312 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 00200 - DOVENMUEHLE MORTGAGE IN, #	
R20475 (18630) 4560-000N-0013-00-OR WILLIAMSON GARY M 310 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK N, LOT 13 SITUS: 310 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 F2100 - FIRST GIBRALTAR BANK, #	
R20476 (49655) 4560-000N-0014-00-OR GAERTNER BRIAN ETUX 308 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK N, LOT 14 SITUS: 308 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 F1100 - CHEMICAL MORTGAGE COMPA, #	
R20477 (29595) 4560-000P-0001-00-OR SUTTON ROBERT C ETUX 12146 MIDLAKE DALLAS, TX 75215	NORTHSHORE #1, BLOCK P, LOT 1 SITUS: 305 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20478 (18633) 4560-000P-0002-00-OR SNEED GENE T ET UX 303 SHEPERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK P 303 SHEPHERDS HILL SITUS: 303 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1 T2898 - GLENDALE FEDERAL BANK, #	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R20461 (18614) 4560-000M-0012-00-OR ROBINSON RAYMOND S ET UX 309 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK M, LOT 12 SITUS: 309 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	DV1 4 TOT 4
R20462 (53301) 4560-000M-0013-00-OR LEMOND PAUL D & ELIZABETH 307 SHEPHERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK M, LOT 13 SITUS: 307 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20463 (18618) 4560-000N-0001-00-OR BOTO CHARLES M 334 SHEPHERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 1 BLK N 334 SHEPHERDS HILL DR SITUS: 334 SHEPHERDS HILL DR LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
R20464 (18619) 4560-000N-0002-00-OR FINCHER CHARLES D ETAL 332 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK N SITUS: 332 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 T2318 - KEYCORP MORTGAGE INC, #	
R20465 (18620) 4560-000N-0003-00-OR SPRAGUE ROLAND EVERETT ET UX 39745 GOLFERS DRIVE PALMDALE, CA 93551	NORTHSHORE PHASE #1 LOT 3 BLK N 330 SHEPARD HILL SITUS: 330 SHEPARD HILL LAND SPTB: A1, IMP. SPTB: A1	
R20466 (27625) 4560-000N-0004-00-OR BROWN AILEEN S 328 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK N, LOT 4 SITUS: 328 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20467 (18622) 4560-000N-0005-00-OR BROWN CHARLES P ET UX 326 SHEPHERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 5 BLK N 326 SHEPERD HILL SITUS: 326 SHEPERD HILL LAND SPTB: A1, IMP. SPTB: A1 00460 - NATIONAL MORTGAGE CO, #	
R20468 (18623) 4560-000N-0006-00-OR SHIELDS MICHAEL LEE 324 SHEPHERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 6 BLK N LAND SPTB: A1, IMP. SPTB: A1	
R20469 (18624) 4560-000N-0007-00-OR HOWERTON DARROLL DAVID 322 SHEPERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 7 BLK N 322 SHEPHERDS HILL SITUS: 322 SHEPHERDS HILL	

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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXI
R20470 (49115) 4560-000N-0008-00-OR JOHNSTON JOHN G ETUX 320 SHEPARDS HILL ROCKWALL, TEXAS 75087	NORTHSHORE PHASE #1 LOT 8 BLK N SITUS: 320 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 00050 - AMERICAN NATIONAL BANK, #	
R20471 (18626) 4560-000N-0009-00-OR RICHARDSON THOMAS F 217 SUMMIT RIDGE ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 9 BLK N LAND SPTB: A1, IMP. SPTB: A1	
R20472 (18627) 4560-000N-0010-00-OR MCCALLUM H WAYNE ET UX GENERAL DELIVERY % E-SYSTEMS APO NY, NY 09080-5000	NORTHSHORE PHASE #1 LOT 10 BLK N SITUS: 316 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20473 (27199) 4560-000N-0011-00-OR SMITH JARVIS FLOYD ETUX 314 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 11 BLK N SITUS: 314 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
R20474 (18629) 4560-000N-0012-00-OR FINCH JIMMY NEAL 312 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 12 BLK N 312 SHEPARDS HILL SITUS: 312 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 00200 - DOVENMUEHLE MORTGAGE IN, #	
R20475 (18630) 4560-000N-0013-00-OR WILLIAMSON GARY M 310 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK N, LOT 13 SITUS: 310 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 F2100 - FIRST GIBRALTAR BANK, #	
R20476 (49655) 4560-000N-0014-00-OR GAERTNER BRIAN ETUX 308 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK N, LOT 14 SITUS: 308 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 F1100 - CHEMICAL MORTGAGE COMPA, #	
R20477 (29595) 4560-000P-0001-00-OR SUTTON ROBERT C ETUX 12146 MIDLAKE DALLAS, TX 75215	NORTHSHORE #1, BLOCK P, LOT 1 SITUS: 305 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20478 (18633) 4560-000P-0002-00-OR SNEED GENE T ET UX 303 SHEPERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK P 303 SHEPHERDS HILL SITUS: 303 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1 T2898 - GLENDALE FEDERAL BANK, #	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
R20461 (18616) 4560-000M-0012-00-OR ROBINSON RAYMOND S ET UX 309 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK M, LOT 12 SITUS: 309 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	DV1 TOT
R20462 (53301) 4560-000M-0013-00-OR LEMOND PAUL D & ELIZABETH 307 SHEPHERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK M, LOT 13 SITUS: 307 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20463 (18618) 4560-000N-0001-00-OR BOTO CHARLES M 334 SHEPHERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 1 BLK N 334 SHEPHERDS HILL DR SITUS: 334 SHEPHERDS HILL DR LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
R20464 (18619) 4560-000N-0002-00-OR FINCHER CHARLES D ETAL 332 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK N SITUS: 332 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 T2318 - KEYCORP MORTGAGE INC, #	
R20465 (18620) 4560-000N-0003-00-OR SPRAGUE ROLAND EVERETT ET UX 39745 GOLFERS DRIVE PALMDALE, CA 93551	NORTHSHORE PHASE #1 LOT 3 BLK N 330 SHEPARD HILL SITUS: 330 SHEPARD HILL LAND SPTB: A1, IMP. SPTB: A1	
R20466 (27625) 4560-000N-0004-00-OR BROWN AILEEN S 328 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK N, LOT 4 SITUS: 328 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20467 (18622) 4560-000N-0005-00-OR BROWN CHARLES P ET UX 326 SHEPHERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 5 BLK N 326 SHEPERD HILL SITUS: 326 SHEPERD HILL LAND SPTB: A1, IMP. SPTB: A1 00460 - NATIONAL MORTGAGE CO, #	
R20468 (18623) 4560-000N-0006-00-OR SHIELDS MICHAEL LEE 324 SHEPHERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 6 BLK N LAND SPTB: A1, IMP. SPTB: A1	
R20469 (18624) 4560-000N-0007-00-OR HOWERTON DARROLL DAVID 322 SHEPERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 7 BLK N 322 SHEPHERDS HILL SITUS: 322 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	

329 SHEPARDS HILL DR
ROCKWALL, TX 75087

SITUS: 329 SHEPARDS HILL DR
LAND SPTB: A1, IMP. SPTB: A1
00130 - COUNTRYWIDE FUNDING COR.#

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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R20452 (30196) 4560-000M-0003-00-OR DOUPHRAE WILLIAM L II & SHARO 327 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 3 BLK M SITUS: 327 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
R20453 (18608) 4560-000M-0004-00-OR NEWMAN A W ET UX 325 SHEPHERDS HILL ROCKWALL, TX	NORTHSHORE PHASE #1 LOT 4 BLK M 325 OA SHEPHERDS HILL SITUS: 325 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	TOT
R20454 (18609) 4560-000M-0005-00-OR COOK MERRITT ET UX 323 SHEPARD HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 5 BLK M 323 OA SHEPARDS HILL SITUS: 323 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 T3401 - HOME SAVINGS OF AMERICA, #	TOT
R20455 (18610) 4560-000M-0006-00-OR HAYDEN ROBERT M ET UX 321 SHEPHERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 6 BLK M SITUS: 321 SHEPARDS HILL LAND SPTB: A1, IMP. SPTB: A1 00560 - TEMPLE-INLAND MORTGAGE, #	
R20456 (53035) 4560-000M-0007-00-OR LOSEKE GREGORY 319 SHEPARDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 7 BLK M 319 SHEPARDS HILL SITUS: 319 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1	
R20457 (48703) 4560-000M-0008-00-OR KEITH CHARLES B AND THERESA 317 SHEPARDS HILL ROCKWALL, TEXAS 75087	NORTHSHORE #1, BLOCK M, LOT 8, 317 SHEPARDS HILL SITUS: 317 SHEPHERDS HILL LAND SPTB: A1, IMP. SPTB: A1 00280 - FLEET MORTGAGE CORP, #	
R20458 (18613) 4560-000M-0009-00-OR YONAVICH WILLIAM C ET UX 315 SHEPHERDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 9 BLK M 315 SHEPARDS HILL DR SITUS: 315 SHEPARDS HILL DR LAND SPTB: A1, IMP. SPTB: A1 00410 - LOMAS MORTGAGE USA, #	
R20459 (31701) 4560-000M-0010-00-OR MCAFFEE TED N/GAYLE B 313 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE #1, BLOCK M, LOT 10 SITUS: 313 SHEPHERDS HILL DR LAND SPTB: A1, IMP. SPTB: A1 F0500 - ASSOCIATES NATIONAL MOR, #	
R20460 (18615) 4560-000M-0011-00-OR SKINNER CHARLES F ET UX 311 SHEPHERDS HILL ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 11 BLK M 311 SHEPARD HILL SITUS: 311 SHEPARD HILL LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R20443 (26872) 4560-000H-0015-00-OR MEHL ROBERT F III & JOAN 601 CARRIAGE TR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 15 BLK H 601 CARRIAGE TR SITUS: 601 CARRIAGE TR LAND SPTB: A1, IMP. SPTB: A1	
R20444 (33247) 4560-000J-0001-00-OR PERRY DENNIS MICHAEL & DEBORAH 402 DRIFTWOOD DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 1 BLK J SITUS: 402 DRIFTWOOD LAND SPTB: A1, IMP. SPTB: A1	
R20445 (33067) 4560-000J-0002-00-OR WADDLE DILLARD R & JANE R 404 DRIFTWOOD ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK J 404 DRIFTWOOD SITUS: 404 DRIFTWOOD LAND SPTB: A1, IMP. SPTB: A1	
R20446 (50227) 4560-000J-0003-00-OR SULLIVAN HAROLD J JR ETUX 406 DRIFTWOOD DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 3 BLK J 406 DRIFTWOOD SITUS: 406 DRIFTWOOD LAND SPTB: A1, IMP. SPTB: A1 T2780 - IMCO REALTY SERVICES IN, #	
R20447 (18602) 4560-000J-0004-00-OR HUSEBY BOBBY H ET UX 408 DRIFTWOOD ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 4 BLK J 408 DRIFTWOOD SITUS: 408 DRIFTWOOD LAND SPTB: A1, IMP. SPTB: A1 F3100 - MERIDIAN MORTGAGE CORP, #	
R20448 (18603) 4560-000J-0005-00-OR MCCREARY LYN 410 DRIFTWOOD ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 5 BLK J SITUS: 410 DRIFTWOOD LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	
R20449 (52810) 4560-000J-0006-00-OR ADAMSON CHRISTOPHER D & DANA 412 DRIFTWOOD DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 6 BLK J SITUS: 412 DRIFTWOOD LAND SPTB: A1, IMP. SPTB: A1 T1083 - BANC ONE MTG CORP, #	
R20450 (51217) 4560-000M-0001-00-OR LENSCH DAVID B & ELIZABETH D 331 SHEPARD'S HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 1 BLK M 331 SHEPARDS HILL DR SITUS: 331 SHEPARDS HILL DR LAND SPTB: A1, IMP. SPTB: A1	
R20451 (51627) 4560-000M-0002-00-OR KELLY JAMES R & DEA S 329 SHEPARDS HILL DR ROCKWALL, TX 75087	NORTHSHORE PHASE #1 LOT 2 BLK M 329 SHEPARDS HILL DR SITUS: 329 SHEPARDS HILL DR LAND SPTB: A1, IMP. SPTB: A1 00130 - COUNTRYWIDE FUNDING COR, #	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R20605 (18702) 4580-000R-0017-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 17 BLK R WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20606 (18702) 4580-000R-0018-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 18 BLK R WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20607 (18702) 4580-000R-0019-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 19 BLK R WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20608 (18702) 4580-000R-0020-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 20 BLK R WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20609 (18702) 4580-000R-0021-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 21 BLK R WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20610 (18702) 4580-000S-0020-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 20 BLK S WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20611 (18702) 4580-000S-0021-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 21 BLK S WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20612 (18702) 4580-000S-0022-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 22 BLK S WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXI
R20597 (18702) 4580-000R-0009-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 9 BLK R PLYMOUTH ROCK PLACE SITUS: PLYMOUTH ROCK PLACE LAND SPTB: C1	
R20598 (18702) 4580-000R-0010-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 10 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	
R20599 (18702) 4580-000R-0011-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 11 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	
R20600 (18702) 4580-000R-0012-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 12 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	
R20601 (18702) 4580-000R-0013-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 13 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	
R20602 (18702) 4580-000R-0014-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 14 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	
R20603 (18702) 4580-000R-0015-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 15 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	
R20604 (18702) 4580-000R-0016-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 16 BLK R WILLIAMSBURG CT SITUS: WILLIAMSBURG CT LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R29342 (51861) 4576-000M-0006-00-OR THOMPSON RANDALL D & JIMMIE A 1612 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 6 SITUS: 1612 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 FO100 - ACCUBANC MORTGAGE, #	
R29343 (51636) 4576-000M-0007-00-OR CINTRON CARLOS E & ANA DEL P 1614 N HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 7 SITUS: 1614 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
R29344 (51265) 4576-000M-0008-00-OR DUCA JOHN V & THERESE A 1616 NORTH HILLS DR ROCKWALL, TX 75087	NORTHSHORE PH 2B, BLOCK M, LOT 8 SITUS: 1616 NORTH HILLS DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R20592 (18702) 4580-000R-0004-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 4 BLK R PLYMOUTH ROCK PLACE SITUS: PLYMOUTH ROCK PLACE LAND SPTB: C1	
R20593 (18702) 4580-000R-0005-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 5 BLK R PLYMOUTH ROCK PLACE SITUS: PLYMOUTH ROCK PLACE LAND SPTB: C1	
R20594 (18702) 4580-000R-0006-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 6 BLK R PLYMOUTH ROCK PLACE SITUS: PLYMOUTH ROCK PLACE LAND SPTB: C1	
R20595 (18702) 4580-000R-0007-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 7 BLK R PLYMOUTH ROCK PLACE SITUS: PLYMOUTH ROCK PLACE LAND SPTB: C1	
R20596 (18702) 4580-000R-0008-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 8 BLK R PLYMOUTH ROCK PLACE SITUS: PLYMOUTH ROCK PLACE LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R20621 (18702) 4580-0005-0031-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 31 BLK S WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20622 (18702) 4580-0005-0032-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 32 BLK S WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R20623 (18702) 4580-0005-0033-00-OR ROCKWALL JOINT VENTURE GIBRALTAR SAV ATT DARLENE JONE P O BOX 2507 HOUSTON, TEXAS 77252	NORTHSHORE PHASE #3 LOT 33 BLK S WILDWOOD LN SITUS: WILDWOOD LN LAND SPTB: C1	
R31272 (50518) 4581-000A-0001-00-OR LAWRENCE THOMAS WILLIAM JR & T 1001 ALTA VISTA COURT ROCKWALL, TX 75087	NORTHSHORE PH 4, BLOCK A, LOT 1 SITUS: 1001 ALTA VISTA CT LAND SPTB: A1, IMP. SPTB: A1 00130 - COUNTRYWIDE FUNDING COR, #	
R31273 (51637) 4581-000A-0002-00-OR SWANSON MICHAEL D & MARY B 1003 ALTA VISTA COURT ROCKWALL, TX 75087	NORTHSHORE PH 4, BLOCK A, LOT 2 SITUS: 1003 ALTA VISTA CT LAND SPTB: A1, IMP. SPTB: A1	
R31274 (51920) 4581-000A-0003-00-OR MOORE JERRY D & MARJUEL MOORE 1005 ALTA VISTA COURT ROCKWALL, TX 75087	NORTHSHORE PH 4, BLOCK A, LOT 3 SITUS: 1005 ALTA VISTA CT LAND SPTB: A1, IMP. SPTB: A1	
R31275 (48935) 4581-000A-0004-00-OR FISH WILLIAM J ETUX CYNTHIA 1007 ALTA VISTA ROCKWALL, TEXAS 75087	NORTHSHORE PH 4, BLOCK A, LOT 4 SITUS: 1007 ALTA VISTA CT LAND SPTB: A1, IMP. SPTB: A1	
R31276 (34651) 4581-000A-0005-00-OR PITZELE LENNART D 1009 ALTA VISTA CT ROCKWALL, TX 75087	NORTHSHORE PH 4, BLOCK A, LOT 5 SITUS: 1009 ALTA VISTA CT LAND SPTB: A1, IMP. SPTB: A1 T2550 - WEYERHAEUSER MORTGAGE C, #	
R31277 (52587) 4581-000A-0006-00-OR DANIEL LARRY E & ANNE T 122 HIGHVIEW LANE ROCKWALL, TX 75087	NORTHSHORE PH 4, BLOCK A, LOT 6 SITUS: 122 HIGHVIEW LANE LAND SPTB: A1, IMP. SPTB: A1	