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CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 93-47 - CUP

Date Submitted 11-30-93

Filing Fee \$ _____

Applicant WALKER ROVE 771-1519

Address 1110 VAIL COURT
ROCKWALL

Phone No. 771-3882

Owner ✓ Tenant 1

Prospective Purchaser 1

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

LOT 26 BLK I "THE PINNACLES"
F

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

MAID LIVE-IN QUARTERS

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

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

Walker Rove

1

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

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
APPLICATION RECEIPT

Date: 11-30-93

Applicant: Walker Rowe Phone: 771-1519

Address: _____

Development Name: 1110 Vail Ct

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

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

With this application, you are scheduled to appear before the Planning and Zoning Commission on Jan 13, 1994 and the City Council on Jan 17, 1994 at 7:00 p.m. at City Hall, 205 W.Rusk, Rockwall, Texas. 771-7700.

Received By: D. Harue



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-47-CUP
DATE: January 7, 1994

Comments:

The applicant requests a conditional use permit to provide for a guest/servant quarters. The site has a newly constructed residential dwelling, that was modified during construction to contain the guest quarters. Upon notification that said use required a conditional use permit, the applicant submitted the appropriate application. The guest quarters comprises 800 sq.ft. of the main structure. It contains kitchen, bathroom, and living facilities separate from the main structure. In addition, it does not have access to the main structure but has a separate entrance.

We feel that the request is an appropriate use of the CUP for this purpose. However, we also recommend that as a condition of the CUP, wording be included in the ordinance stating that the guest/servant's quarters must not be used as an income source. The facilities may not be rented or leased.

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. F.

The Commission has unanimously recommended approval of the application with the condition that the servants quarters may not be rented, leased or otherwise used as a separate residence by anyone other than servants or guests. A copy of the ordinance is attached.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A 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 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.

WHEREAS, a Conditional Use Permit for guest quarters in a residential zoning district in an SF-10 zoning district has been requested by Walker Rowe for Lot 26, Block F, Phase 1, Pinnacle Addition; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for guest quarters in an SF-10 zoning district on Lot 26, Block F, Phase 1, Pinnacle Addition.

SECTION 2. That the Conditional Use Permit shall conform to all requirements as set forth in the Comprehensive Zoning Ordinance and shall be subject to the following special conditions:

1. That the servants quarters may not be rented, leased or otherwise used as a separate residence by anyone other than servants or guests.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance 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 4. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall

as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 5. 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) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation, or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph, or provision to any other person, firm, corporation, or situation, nor shall adjudication affect any other section, paragraph, 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this ____ day of _____.

APPROVED:

Mayor

ATTEST:

City Secretary

1st Reading: _____

2nd Reading: _____

AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 W. RUSK
January 6, 1994
7:00 P.M.

I. Call To Order

II. Work Session Items

- A. P&Z 93-51-Z/PP Zoning change from Agricultural to Planned Development for single family uses and a Preliminary Plan for a 23 acre tract of land for Albright Construction Co.
- B. P&Z 93-46-Z Zoning change from Planned Development 11 and Single family 10 to Planned Development and Preliminary Plan and area requirements for MAHR Development.
- C. P&Z 93-50-CUP/PP Conditional Use Permit for an elementary school located on Dalton Road from Rockwall Independent School District
- D. P&Z 93-49-Z Zoning Change from Agricultural to Light Industrial from Aline McElroy Word
- E. P&Z 93-47-CUP Conditional Use Permit for a guest/servants quarters from Walker Rowe
- F. P&Z 93-52-Z Amendment to "PD-7" and "PD-18" from Lenmar Development.
- G. P&Z 93-39-Z Amendment to the General Retail Zoning District Classification regarding fuel pumps.
- H. P&Z 93-53-F Front Yard Fence
- I. P&Z 93-38/PP Preliminary Plat and Amendment to the PD for Shepherd Place Homes
- J. P&Z 93-54-PP Preliminary Plat for Harlan Park Phase II
- K. P&Z 93-56-PP Preliminary Plat for Texas Star Express

III. Adjournment

Posted this the 29th day of December, 1993 at 4:00 p.m. by Denise LaRue.

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.

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: January 13, 1994

Agenda Item: P&Z 93-47-CUP - Hold Public Hearing and consider recommending approval of a Conditional Use Permit for a guest/servants' quarters in a single family zoning district located at 1110 Vail Court also described as Block F, Lot 26 of the Pinnacle Addition.

Item Presented By: Applicant, Walter Rowe

Action Needed: Hold Public Hearing and consider recommending approval of a Conditional Use Permit for a guest/servants' quarters in a single family zoning district located at 1110 Vail Court also described as Block F, Lot 26 of the Pinnacle Addition.

Background Information: The applicant is requesting a conditional use permit for a guest/servant quarters. The newly constructed dwelling was modified during the construction phase to contain the quest quarters. After notification of the CUP requirements, the applicant filed the appropriate application. Additional comments are provided in the memorandum from PRG.

Recommendation: Staff recommends approval of the CUP provided the following conditions are met:

1. 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.

Attachments:

1. PRG memorandum from Dan Boutwell.
2. Site Plan.
3. Zoning Map.
4. Location Map.

Agenda Item: P&Z 93-47-CUP



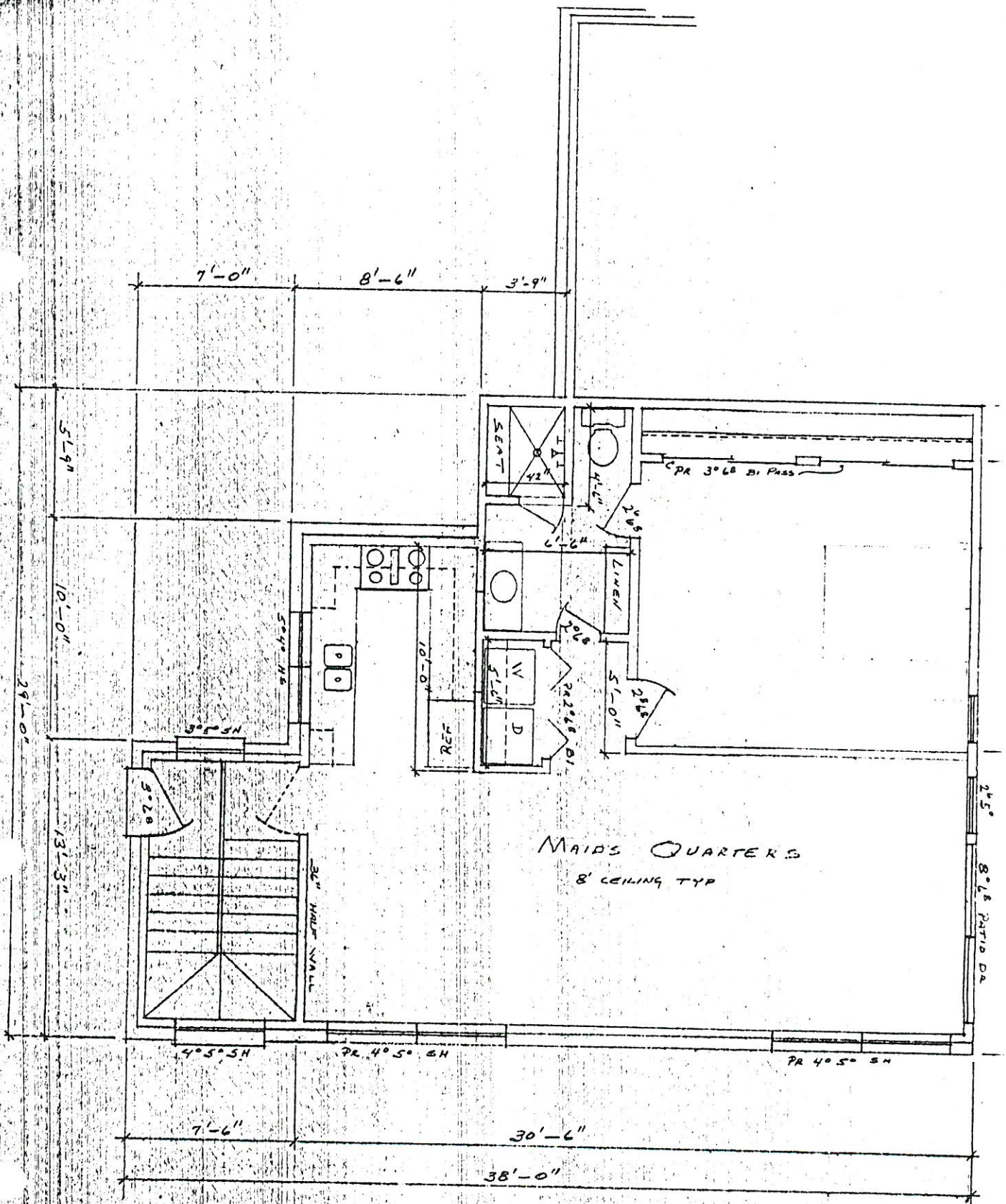
MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-47-CUP
DATE: January 7, 1994

Comments:

The applicant requests a conditional use permit to provide for a guest/servant quarters. The site has a newly constructed residential dwelling, that was modified during construction to contain the guest quarters. Upon notification that said use required a conditional use permit, the applicant submitted the appropriate application. The guest quarters comprises 800 sq.ft. of the main structure. It contains kitchen, bathroom, and living facilities separate from the main structure. In addition, it does not have access to the main structure but has a separate entrance.

We feel that the request is an appropriate use of the CUP for this purpose. However, we also recommend that as a condition of the CUP, wording be included in the ordinance stating that the guest/servant's quarters must not be used as an income source. The facilities may not be rented or leased.



MAIDS QUARTERS
8' CEILING TYP

8' x 8' PATIO DA

7'-0" 8'-6" 3'-9"

5'-9" 10'-0" 29'-0"

7'-6" 30'-6" 38'-0"

4'0" 5'0" SH PR 4'0" 5'0" SH PR 4'0" 5'0" SH

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.

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.

120 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.

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;

- * That the revision to the General Retail District should occur in the Conditional Use section of the General Retail zoning requirements.
- * 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.

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.

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.

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.

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.
- * 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.

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.

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

**CITY OF ROCKWALL
City Council Agenda**

Agenda Item: January 17, 1994

Agenda No. V.E.

Agenda Item: 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)

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 93-47-CUP Walker Rowe

Item No. V.E.

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: January 13, 1994

Agenda Item: P&Z 93-47-CUP - Hold Public Hearing and consider recommending approval of a Conditional Use Permit for a guest/servants' quarters in a single family zoning district located at 1110 Vail Court also described as Block F, Lot 26 of the Pinnacle Addition.

Item Presented By: Applicant, Walter Rowe

Action Needed: Hold Public Hearing and consider recommending approval of a Conditional Use Permit for a guest/servants' quarters in a single family zoning district located at 1110 Vail Court also described as Block F, Lot 26 of the Pinnacle Addition.

Background Information: The applicant is requesting a conditional use permit for a guest/servant quarters. The newly constructed dwelling was modified during the construction phase to contain the quest quarters. After notification of the CUP requirements, the applicant filed the appropriate application. Additional comments are provided in the memorandum from PRG.

Recommendation: Staff recommends approval of the CUP provided the following conditions are met:

1. 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.

Attachments:

1. PRG memorandum from Dan Boutwell.
2. Site Plan.
3. Zoning Map.
4. Location Map.

Agenda Item: P&Z 93-47-CUP



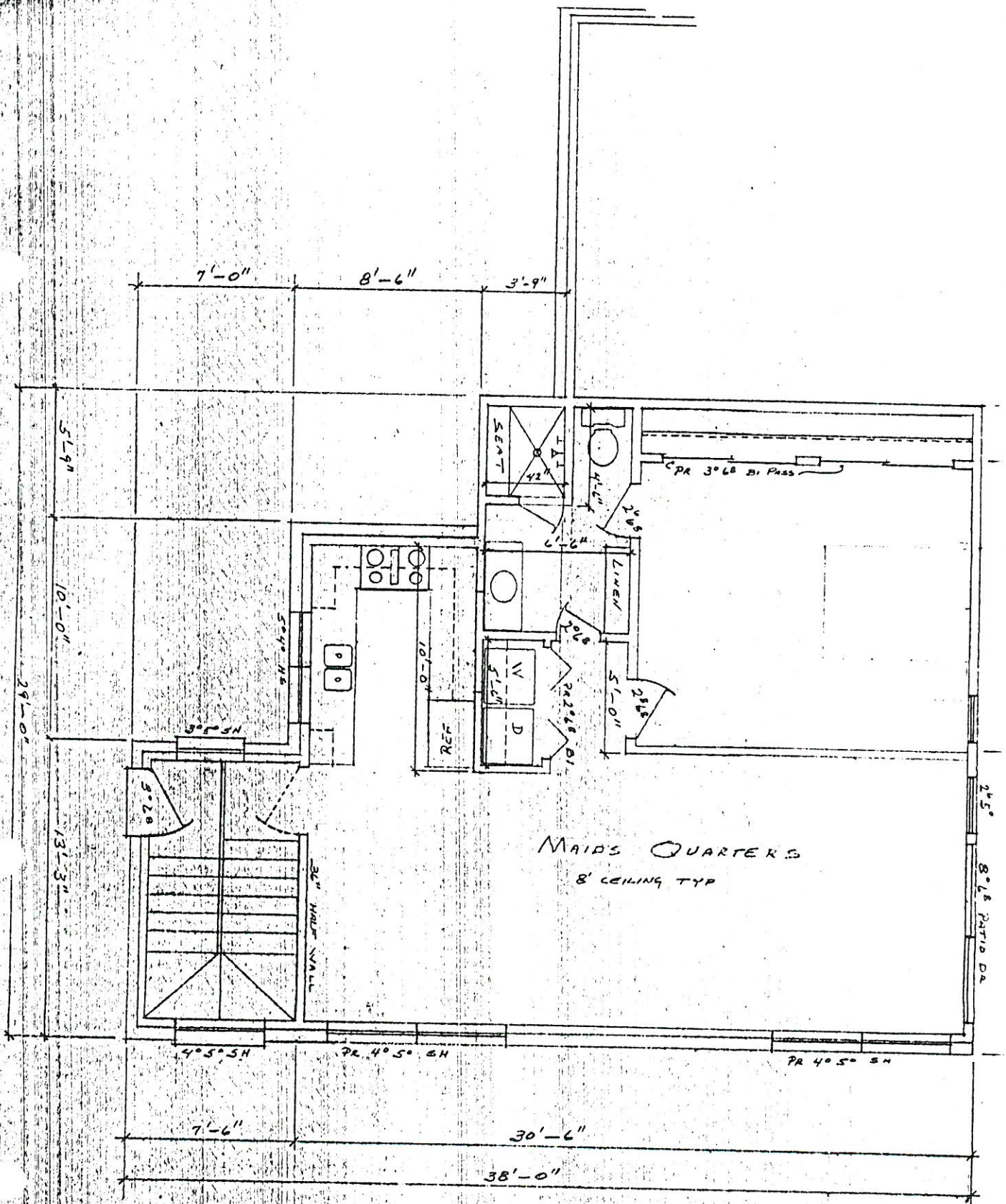
MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-47-CUP
DATE: January 7, 1994

Comments:

The applicant requests a conditional use permit to provide for a guest/servant quarters. The site has a newly constructed residential dwelling, that was modified during construction to contain the guest quarters. Upon notification that said use required a conditional use permit, the applicant submitted the appropriate application. The guest quarters comprises 800 sq.ft. of the main structure. It contains kitchen, bathroom, and living facilities separate from the main structure. In addition, it does not have access to the main structure but has a separate entrance.

We feel that the request is an appropriate use of the CUP for this purpose. However, we also recommend that as a condition of the CUP, wording be included in the ordinance stating that the guest/servant's quarters must not be used as an income source. The facilities may not be rented or leased.



**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.

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
195 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
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:


.00
Ayes: Morgan, Pappa, White, Williams, Oppermann, Welborn
Absent: Hatfield

Adjournment

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

APPROVED

215 ATTEST



Mayor *Pro Tem*

220 

City Secretary

ROCKWALL CITY COUNCIL
FEBRUARY 7, 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, George Hatfield and Nell Welborn.

10 Open Forum

Mayor Williams announced the open forum.

15 Jerry Moore, 1005 Alta Vista Court, expressed his concern regarding the competitive bid policy currently used by the City for selection of the official newspaper.

Since no one else appeared before Council, Mayor Williams closed the open forum.

20 Consent Agenda

Approval of Minutes of January 12 and January 17, 1994

White made a motion to approve the January 12 and January 17, 1994 minutes. Oppermann seconded the motion. The motion passed with the following votes:

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

30 Hatfield then removed himself from the meeting citing a conflict of interest due to proximity of his property to the subject property.

35 P&Z 93-51-Z/PP Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "PD" Planned Development for Single Family Uses for Albright Construction Company (2nd reading)

Oppermann made a motion to approve an ordinance authorizing a zoning change from "A" Agricultural to "PD" Planned Development for single family uses for Albright Construction Company. Couch read the caption. The motion was seconded by Morgan with the following votes cast:

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

45 Hatfield returned to the meeting.

50 **P&Z 93-50-CUP/PP Consider Approval of an Ordinance Granting A Conditional Use Permit for an Elementary School Located on Dalton Road from Rockwall Independent School District (2nd reading)**

P&Z 93-39-Z Consider Approval of an Ordinance Amending the General Retail Zoning District Classification Regarding Fuel Pumps (2nd reading)

55 Welborn made a motion to approve both an ordinance granting a conditional use permit for an elementary school located on Dalton Rd. from Rockwall Independent School District and an ordinance amending the general retail zoning district classification regarding fuel pumps. Couch read the captions. Oppermann seconded the motion which passed unanimously.

60 **Appointments/Public Hearings/Plats**

Appointment with David Medanich, First Southwest Company, to Receive and Open the Bids for the Sale of \$1,650,000 Water and Sewer Revenue Bonds

65 David Medanich with First Southwest Company opened four (4) bids for the sale of \$1,650,000 Waterworks and Sewer System Revenue Bonds naming the apparent low bidder as Southwest Securities, with an effective interest rate of 5.1249362%.

70 **P&Z 93-49-Z Continue 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)**

75 Couch reviewed the case before Council. Mayor Williams opened the continuation of the public hearing. Ms. Word appeared before Council. No one else appeared before Council. The public hearing was closed.

80 Pappa moved to approve the ordinance and Morgan seconded the motion. Couch read the caption. Following Council discussion, the motion was passed unanimously.

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

85 Couch recommended to Council that the public hearing be continued due to the absence of the application. Welborn made a motion to continue the public hearing until the next regular Council meeting. The motion was seconded by Oppermann and passed unanimously.

70 **Action/Discussion Items**

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

95 Couch reviewed the draft agreement with Council outlining the conditions as previously approved by the Council. Welborn moved to authorize the City manager to enter into a facilities agreement with Texas Star Express. Hatfield seconded the motion. The motion passed unanimously.

100 **Consider Adoption of a Resolution of the City Council of the City of Rockwall, Texas Accepting a Bid for the Purchase of the City's Waterworks and Sewer System Revenue Bonds, Series 1994; and Resolving Other Matters Incident Thereto**

105 Medanich indicated to Council that Southwest Securities is the low bidder for the purchase of the City's waterworks and sewer system revenue bonds, series 1994 with an effective interest rate of 5.1249362%. Morgan made a motion to adopt the resolution accepting Southwest Securities as the low bidder. White seconded the motion which passed unanimously.

110 **Consider Adoption on Second and Final 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 Statement; and Enacting Other Provisions Relating to the Subject (2nd reading)**

115 Couch read the caption for second and final reading of the ordinance. Hatfield made a motion to approve the ordinance. Pappa seconded. The motion passed unanimously.

The Council convened into Executive Session at 7:30 p.m.

120 **Hold Executive Session Under Section 551.074 of the V.A.C.S. To Discuss Personnel Regarding Planning & Zoning Commission Appointment**

Take Any Necessary Action as a Result of the Executive Session

125 Council reconvened into regular session at 8:00 p.m. and indicated that no action would be necessary as a result of Executive Session.

130 **Hold Worksession Regarding Design Elements of New Water Tower Site and Take Any Necessary Action.**

Council held a worksession to discuss design elements of the new water tower site. Jim

135

Bartholomew, architect, reviewed draft concepts regarding color scheme, logo placement, landscape, and fencing for the new tower. After the presentation and some discussion Council agreed that another worksession would be scheduled when more information and prototypes could be presented.


Adjournment

140

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

APPROVED

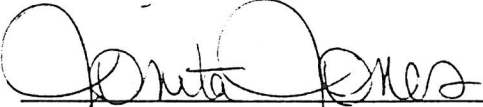
145



Mayor *PRO TEM*

ATTEST

150



City Secretary

**MINUTES OF THE ROCKWALL CITY COUNCIL
FEBRUARY 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 not present.

10

Consent Agenda

Approval of Minutes of February 3, and February 7, 1994

15

Nell Welborn moved to approve the minutes of February 3, and February 7, 1994. Pappa seconded the motion. A call for votes had the following result:

Ayes: Morgan, Pappa, White, Hatfield, and Welborn

20

Abstention: Oppermann

Appointments/Public Hearings/Plats

25

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

30

Couch reviewed the application before Council.

Mayor Pro-Tem Hatfield opened the public hearing. Walker Rowe, builder, reviewed the case before Council. The public hearing was then closed.

35

White made a motion to approve the conditional use permit for a guest/servants quarters with noted restrictions on rental or lease of the quarters. Morgan seconded the motion which passed unanimously.

40

City Manager's Report

Couch reviewed the status of work completed on the Lakeshore/Summit Ridge traffic improvement project. After Council discussion regarding the severity of the serpentine appearance on the roadway and the safety risk involved, it was the consensus of the Council to take immediate action to remove the serpentine stripes.

45

50 White made a motion to authorize the City Manager to have the Lakeshore/Summit Ridge Dr. traffic plan revised and to remove the serpentine curves and straighten the center line to reflect the actual contour of the roadway as soon as possible. Oppermann seconded the motion. The motion passed unanimously.

55 Couch reviewed the process for the appointment of a Fire Chief. She indicated that revisions were made to the selection process to include the volunteer fire department personnel in the selection process by allowing each member to submit a comment form regarding the applicants who apply.

60 City Manager indicated to Council that a worksession would need to be scheduled for continuation of the study on SH-205. It was the consensus of Council that March 14, 1994 will be the next worksession with TSI regarding SH-205.

65 Couch informed Council that Dr. Sparks had agreed to a one-year extension on the dedication of Rock Wall Park to allow the possibility of granting access from SH-66. She also noted that Council Member Bruce Oppermann had submitted his resignation due to job relocation and that Personnel Specialist, Janet Laky, would be leaving to accept a position with another municipality.

Action/Discussion Items

70 **Discuss and Consider Approval of an Ordinance Ordering the Municipal Election for May 7, 1994 (1st reading)**

Welborn made a motion to approve the ordinance ordering the municipal election for May 7, 1994. Oppermann seconded the motion which passed unanimously.

75 **Discuss Process for Development of Input and Take Any Necessary Action Regarding City of Dallas' Lake Ray Hubbard Master Plan**

80 Couch reviewed the meeting held on City of Dallas' Lake Ray Hubbard Master Plan and proposed another worksession and/or public forum for citizen's input. Following Council discussion, it was decided that a questionnaire would be drafted to enable citizens the opportunity to express their concerns regarding Lake Ray Hubbard and that a public hearing would be scheduled for April 11, 1994 to hear input before any additional worksessions are held.

85 **Discuss and Consider Approval of Resolution Opposing Certain Air Emission Rules Proposed by Texas Natural Resource Conservation Commission (TNRCC)**

90 Couch indicated to Council that TNRCC is considering making certain amendments to some of the air emission regulations which would affect Rockwall County and certain businesses in the City of Rockwall. She recommended approval of the resolution opposing those changes as they would affect the City of Rockwall. White made a motion to approve the resolution. Welborn seconded the motion which passed unanimously.

Discuss and Consider Approval of an Ordinance Revising the City's Purchasing Policies (1st reading)

95

Couch reviewed the current policy with Council for the acceptance of bids, sealed bids and the detailed paperwork for purchasing procedures. After considerable discussion Oppermann made a motion to approve the ordinance with the following changes: that purchases between \$5,000 and \$15,000 may be negotiated by staff and approved by City Council; and that the purchasing procedures be submitted to the City Council for review. Morgan seconded the motion. The motion passed unanimously.

100

Council convened into executive session at 8:50 p.m.

105

Hold Executive Session Under Section 551.074 of the V.A.C.S. To Discuss Personnel Regarding Planning & Zoning Commission Appointment

Personnel Regarding Municipal Election Judge Appointment for May 7, 1994

110

Take Any Necessary Action as a Result of the Executive Session


Council reconvened into regular session at 9:10 p.m. Since there was no action to be taken as a result of executive session, the meeting was adjourned.

15

Adjournment

APPROVED

120



Mayor *PRO TEM*

125

ATTEST

130



City Secretary

**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; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

30

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 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.

40

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

45

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

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.

5

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.

120

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)

125

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.

130

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.

1 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.

145 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)

150 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE
155 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
160 OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER
CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

160 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.

165 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.

170 Discuss and Consider Amending the Thoroughfare Plan Regarding Alamo Road

175 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

180 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



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 Walker Rowe for a Conditional Use Permit for Guest/Servants quarters in a single family zoning district. The guest quarters are located within the existing house at 1110 Vail Court and further described as Lot 26, Block F, of the Pinnacle Addition.

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

A handwritten signature in blue ink that reads "Denise LaRue". The signature is written in a cursive style and is positioned above a horizontal line.

Denise LaRue, Community Development Coordinator

Case No. PZ 93-47-CUP

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M., 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 the following requests:

1. A request from Kirby Albright for a change in zoning from "A", Agricultural to "PD", Planned Development for single family uses, and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadydale Lane and further described as follows:
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:
3. A request from the Rockwall Independent School District for approval of a Conditional Use Permit for an elementary school location located on Dalton Drive west of SH-205 and further described as follows:
4. A request from Aline McElroy Wood for a change in zoning from "A" Agricultural to "LI" light Industrial District Classification on a tract of land located on the north side of I-30 east of Industrial Drive and further described as follows:
5. A request from Walker Rowe for a Conditional Use Permit for guest/servants quarters in a single family zoning district for 1110 Vail Court and further described as Block F, Lot 26 of the Pinnacle Addition.
6. A request from Lenmar Development for an Amendment to "PD-7" and "PD-18", Planned Development Districts to provide for a change in approved land uses to include single family, zero lot line, multifamily, and commercial uses, and approval of a preliminary plan, approval of area requirements and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740 and further described as follows:

7. Approval of an amendment to the General Retail Zoning District Classification to allow a Conditional Use to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.
8. A request from Duane Lites for approval of a front yard fence for a lot located on 601 Parks Avenue.

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
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	
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 CHRUCH P O BOX 146 ROCKWALL, TX 75087	BARKSDALE AB 11 TR 20 1.500 AC EXEMPT SITUS: EXEMPT I-30 SER RD & HORIZON LAND SPTB: F1, IMP.SPTB: F1	** EXE
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	
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 SITUS: #1 TOPSIDE LANE LAND SPTB: E1, IMP.SPTB: E1	OA \$: TOT \$:
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 ARKADELPHIA, AK 71923	A0012 W B BOWLES, TRACT 11-1, ACRES 5.7262 LAND SPTB: D4	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
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	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
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	

R33950 (29638) THE PINNACLE PH II, BLOCK F, LOT 15

4684-000F-0015-00-OR
STANBERRY RONALD W
RT 4 BOX 328-S
TERRELL, TEXAS 75160-9804
SITUS: 1110 SQU VALLEY
LAND SPTB: A1, IMP. SPTB: A1

R33951 (50732) THE PINNACLE PH II, BLOCK F, LOT 16

4684-000F-0016-00-OR
HOLMC
P O BOX 536
ROCKWALL, TX 75087
SITUS: SQUAW VALLEY
LAND SPTB: C1

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS PROPERTY DESCRIPTION EXEMPTIONS

R33952 (50732) THE PINNACLE PH II, BLOCK F, LOT 17

4684-000F-0017-00-OR
HOLMC
P O BOX 536
ROCKWALL, TX 75087
SITUS: SQUAW VALLEY
LAND SPTB: C1

R33953 (53359) THE PINNACLE PH II, BLOCK F, LOT 18

4684-000F-0018-00-OR
BOSWELL FLOYD C & CORINNE
3111 FAIRFIELD
SHREVEPORT, LA 71104
SITUS: SQUAW VALLEY
LAND SPTB: C1

R33954 (53359) THE PINNACLE PH II, BLOCK F, LOT 19

4684-000F-0019-00-OR
BOSWELL FLOYD C & CORINNE
3111 FAIRFIELD
SHREVEPORT, LA 71104
SITUS: SQUAW VALLEY
LAND SPTB: C1

R33955 (50732) THE PINNACLE PH II, BLOCK F, LOT 20

4684-000F-0020-00-OR
HOLMC
P O BOX 536
ROCKWALL, TX 75087
SITUS: SQUAW VALLEY
LAND SPTB: C1

R33956 (53360) THE PINNACLE PH II, BLOCK F, LOT 21

4684-000F-0021-00-OR
BOND KENNETH Z & MYRTLE L
RT 1 BOX 241A
CANTON, TX 75103
SITUS: VAIL COURT
LAND SPTB: C1

R33957 (51387) THE PINNACLE PH II, BLOCK F, LOT 22

4684-000F-0022-00-OR
RUDOLPH RICK CUSTOM HOMES, INC
5910 FIRECREST
GARLAND, TX 75044
SITUS: 1102 VAIL COURT
LAND SPTB: A1, IMP. SPTB: A1

R33958 (50732) THE PINNACLE PH II, BLOCK F, LOT 23

4684-000F-0023-00-OR
HOLMC
P O BOX 536
ROCKWALL, TX 75087
SITUS: VAIL COURT
LAND SPTB: C1

R33959 (50732) THE PINNACLE PH II, BLOCK F, LOT 24

4684-000F-0024-00-R
HOLMC
P O BOX 536
ROCKWALL, TX 75087
SITUS: VAIL COURT
LAND SPTB: C1

R33960 (50732) THE PINNACLE PH II, BLOCK F, LOT 25

4684-000F-0025-00-OR
HOLMC
P O BOX 536
ROCKWALL, TX 75087
SITUS: VAIL COURT
LAND SPTB: C1

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R33961 (20085) 4684-000F-0026-00-OR PHILLIPS H SYVELLE ET UX 926 SIGNAL RIDGE PL ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 26 SITUS: VAIL COURT LAND SPTB: C1	
R33962 (50732) 4684-000F-0027-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 27 SITUS: VAIL COURT LAND SPTB: C1	
R33963 (50732) 4684-000F-0028-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 28 SITUS: VAIL COURT LAND SPTB: C1	
R33964 (53361) 4684-000F-0029-00-OR MOORE DAVID Y & BEVERLY J 5312 BREAKWOOD DALLAS, TX 75227	THE PINNACLE PH II, BLOCK F, LOT 29 SITUS: 1116 VAIL COURT LAND SPTB: A1, IMP. SPTB: A1	
R33965 (50732) 4684-000F-0030-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 30 SITUS: VAIL COURT LAND SPTB: C1	
R33966 (50732) 4684-000F-0031-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK F, LOT 31 SITUS: VAIL COURT LAND SPTB: C1	
R33967 (50732) 4684-000H-0018-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK H, LOT 18 SITUS: HIGHVIEW LN LAND SPTB: C1	
R33968 (50732) 4684-000H-0019-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK H, LOT 19 SITUS: HIGHVIEW LN LAND SPTB: C1	
R33969 (50732) 4684-000H-0020-00-OR HOLMC P O BOX 536 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK H, LOT 20 SITUS: HIGHVIEW LN LAND SPTB: C1	