

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 03-49-2 Filing Fee 170- Date 12-22-93

Applicant ALINE MCELROY WORD Phone 214-564-4405 WK 214-285-6327

Mailing Address: #2 SELMA LANE  
FORNEY, TX 75126

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.)  
1  
see attached page

I hereby request that the above described property be changed from its present zoning which is  
AGRICULTURAL District Classification to  
LIGHT INDUSTRIAL District Classification for the  
following reasons: (attach separate sheet if necessary)

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

2  
Status of Applicant Owner Aline McElroy Word Tenant  
Shelby Word (Power of Attorney)  
Prospective Purchaser

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

Signed Aline McElroy Word  
by Shelby Word (Power of Attorney)

5HT. 3-4

3-3

Tr 6  
64.0 Ac.

# J. LOCKHART A-134

ROCKWALL  
COMMERCIAL  
PARK Ph. 2  
#4835

ROCKWALL  
COMMERCIAL  
PARK Ph. 1  
#4835

McELROY  
MOBILE  
HOME  
PARK  
314.95

INT. HWY. 30

291.24 89 309.71

Tr 13  
7Ac.

Tr 14  
3Ac

1485.28

287.17

91

Tr 15-1  
10Ac.

1366.8

1036.69

Tr 5-1  
1Ac.

684.7

1967.93

1505.2

#4693

Tr 9-2  
1.925  
Ac

Tr 9-10  
1.925  
Ac

Tr 9-5  
414.18619  
Ac

KHD  
INC  
SUBD  
325.4

Tr 9-4  
3.266  
Ac

Tr 9-7  
2171  
Ac

Tr 9-8  
3.076  
Ac

YAHOO  
5457  
#52

0.168 Ac

Tr 7-2  
2Ac

Tr 7-1  
3.25  
Ac

Tr 8  
6.0  
Ac

814.61

Tr 9-1  
6.0  
Ac

334.51

813.36

Tr 9-3  
3.457  
Ac

205

205

205

205

205

205

27.79

BEING all that certain lot, tract or parcel of land situated in Rockwall County Texas, and being a tract of land out of the John Lockhart Survey, Abstract 134, Rockwall County, Texas; a part of that certain tract of land conveyed by Budd R Klutts, et al., to Herbert T. Liles by deed dated May 23, 1962, and recorded in Volume 65, Page 371, Rockwall County Deed Records; the most Easterly 3.00 acres

that certain 10.00 acre tract conveyed by Liles to Aline McElroy by deed dated December 30, 1969, and recorded in Volume 89, Page 330, Deed Records of Rockwall County, Texas, and more particularly described as follows:

BEGINNING at an iron stake on the North line of Interstate Highway No. 30 (U.S. Highway No. 67), a 300 ft. right of way, from which the Southeast corner of said Liles tract bears North 73 deg. 47 min. 30 sec. East 314.95 ft., said beginning being the Southeast corner of the 10.00 acre tract described above;

THENCE with said right of way line, South 73 deg. 47 min. 30 sec. West 90.69 ft. an iron stake;

THENCE with a line 88.80 feet West of and parallel to the East line of said McElroy tract, North 4 deg. 30 min. West 1485.28 ft. to an iron stake near a fence line;

THENCE South 89 deg. 13 min. 30 sec. East 89.18 ft. to an iron stake in a fence the Northeast corner of said McElroy 10.00 acre tract;

THENCE with the East line of said McElroy tract, South 4 deg. 30 min. East 1458. ft. to the PLACE OF BEGINNING, and containing 3.00 acres of land, more or less.

SAVE AND EXCEPT an easement for underground utilities fifteen (15) feet in width adjacent to the right of way of U.S. Interstate Highway No. 30 (Highway No. 67), extending from the East side to the West side of the above described tract; said easement being reserved in Deed executed by Herbert T. Liles to Aline McElroy, recorded in Volume 89, Page 330, Deed Records of Rockwall County, Texas.

\*NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description as to the area or quantity of land is not a representation that such is correct, but is made only for informational and/or identification purposes, and does not override Item "2" of Schedule "B" hereof.







**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-49-Z  
**DATE:** January 7, 1994

**Comments:**

The applicant requests a change in zoning from "A"-Agriculture to "LI"-Light Industrial. The site is located adjacent to Interstate Hwy. 30. Rockwall Commercial Park Ph. 2 is located to the west and McElroy Mobile Home Park is located to the east of the proposed site.

Although not a part of this application, the applicant has indicated that this site will be used for mini-storage purposes. The applicant should be advised that he will be required to comply with all regulations of the "LI" district.

## Chapter 15.5

### MOBILE HOME PARKS\*

#### Sec. 15.5-1. Definitions.

The following words and phrases, when used in this chapter, shall have the meanings described to them by this section:

*Dwelling.* A building having accommodations for and occupied by not more than one family.

*Lot.* That space of ground set aside and permanently marked off and designated on the mobile home park site for occupancy by one mobile home or the space or lot of ground actually occupied by a mobile home in a mobile home park.

*Mobile home.* Any vehicle used or manufactured to be used as a temporary or permanent dwelling or sleeping place for one or more persons, and having no foundations other than the wheels, jacks or skirtings, and so arranged as to be integral to or portable by the mobile home, and shall include self-propelled and nonself-propelled vehicles so designed, constructed, reconstructed or added to by means of accessories in such manner as shall permit the occupancy thereof as a temporary or permanent dwelling or sleeping place for one or more persons.

*Mobile home park.* Any lot, tract or parcel of land used in whole or part for the parking of mobile homes used for or to be used as a temporary or permanent dwelling or sleeping place for one or more persons by the day or week, or for a longer period of time with or without compensation.

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\***Editor's note**—Ord. No. 86-36, adopted May 5, 1986, enacted provisions relative to mobile home parks, designated as Ch. 24A. At the discretion of the editor these provisions have been redesignated and included herein as the substantive sections of Ch. 15.5 in order to maintain the alphabetic sequence of chapters contained in this Code.

**Cross references**—Buildings and building regulations, Ch. 6; mobile homes in areas of special flood hazard, § 11-52(c); subdivision regulations, Ch. 24.



*Owner.* Any person, firm, corporation or association who has the control, direction, maintenance or supervision of a mobile home park. Executors, administrators, guardians, conservators or trustees shall also be regarded as owner.

*Permit.* A written permit or certification issued by the building inspector of the City of Rockwall, permitting the construction, alteration or extension of a mobile home park under the provisions of this chapter, the zoning ordinance and the regulations issued according to this chapter.

*Street.* Any public or private street, alley, avenue, lane, boulevard, drive, public place or highway commonly used for the purpose of travel within the corporate limits of the city.  
(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-2. Parking mobile home in city longer than forty-eight hours prohibited—Generally.**

It shall be unlawful for any person to park a mobile home in the corporate limits of the city for a longer period of time than forty-eight (48) hours except in an approved mobile home park as provided for in this chapter and the city's zoning ordinance.  
(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-3. Same—Exceptions.**

The provisions of section 15.5-2 shall not apply to:

- (a) Mobile homes parked upon a lot where mobile homes are manufactured or sold and where no person occupies such mobile home as a dwelling or sleeping place.
- (b) Mobile homes temporarily parked upon a lot as a temporary office or display unit and where no person occupies such mobile home as a dwelling or sleeping place.
- (c) Any mobile home that is located on any tract of land meeting the requirements of the comprehensive zoning ordinance.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-4. Permit—Required; application; fee.**

It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of the city unless he has a valid permit issued by the building inspector of the city in the name of such person for the specific construction, alteration or extension proposed. All applications for a permit shall contain the following:

- (a) The name and address of applicant.
- (b) The location and legal description of the mobile home park.
- (c) The name and address of the owner of the property.
- (d) A subdivision plat in accordance with the city's subdivision ordinance which shall include a lot layout showing the following:
  - (1) Date, scale, north point, name of owner and name of person preparing plan.
  - (2) Location of existing boundaries and dimensions of the tract.
  - (3) Location and width of driveway used for ingress and egress.
  - (4) Location and width of private streets and circulation within the park.
  - (5) Location of permanent structures and accessory structures.
  - (6) Location, dimensions and front, rear and side yard setbacks of all lots.
  - (7) Type of construction, location and height of all screening devices.
  - (8) Designation of parking, recreational and landscaped areas.
  - (9) A proposed landscape plan.
  - (10) Any other information deemed necessary by the city's administrative staff.

All applications shall be accompanied by the deposit of a fee of twenty-five dollars (\$25.00).

(Ord. No. 86-36, 5-5-86)



**Sec. 15.5-5. Same—Issuance.**

When upon review of the application, the building inspector is satisfied that the proposed plan meets the requirements of this chapter, the comprehensive zoning ordinance, subdivision ordinance, and other applicable ordinances, a permit shall be issued. (Ord. No. 86-36, 5-5-86)

**Sec. 15.5-6. Register of occupants to be kept; move-in, move-out fee.**

(a) It shall be the duty of the owner or operator of each mobile home park to keep a register containing a record of all mobile home owners and occupants located within the mobile home park area. The register shall contain the following information:

- (1) The make, model and year of all mobile homes.
- (2) The license number and owner of each mobile home and the state issuing the license.
- (3) The date of arrival and departure of each mobile home. Upon the owner or operator receiving notice of intention to depart, the notice is to be conveyed immediately to the city tax assessor-collector.
- (4) Each mobile home owner that proposes to enter or leave the City of Rockwall over the public streets or roadways shall not be permitted to use the city's streets or roadways until a fee of seventy-five dollars (\$75.00) has been paid to the city and a moving permit obtained. The mobile home park operator shall be responsible for collecting the fee and transmitting the fee collected to the city on a quarterly basis. The mobile home park operator shall be contracted to retain five dollars (\$5.00) from each fee collected for handling and administrative costs.

(b) Such register shall be available for inspection at all times, by law enforcement officers, public health officials and other officials of the city.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-7. Driveways and roadways.**

(a) All driveways and roadways in a mobile home park, shall be a minimum of twenty-nine (29) feet in width on fifty (50) feet of right-of-way. All mobile home lots shall abut an approved roadway.

(b) All driveways and roadways shall conform to the City of Rockwall's paving and design as approved by the city engineer standards.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-8. Water supply.**

A mobile home park shall be required to construct and run the necessary lines to tie on to the city's water distribution system at a point of entry to be approved by the city manager or his duly delegated representative.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-9. Sewage disposal.**

A mobile home park shall be required to construct and run the necessary lines to tie on to the city's wastewater distribution system at a point of entry to be approved by the city manager or his duly delegated representative.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-10. Utility distribution systems.**

All utilities must be underground and comply with all applicable codes and ordinances of the city. All utility installation must be to the rear of each lot and comply with the applicable utility company standard.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-11. Mobile home standards.**

Each individual mobile home must be constructed in a manner that complies with all minimum standards set by state law.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-12. Drainage; community and recreation buildings; area and number of lots; garbage and waste removal facilities; electrical outlets.**

(a) Each mobile home park shall be located on a lot or tract of land properly graded to insure proper drainage. An underground storm sewer system shall be provided to be approved by the city engineer.



(b) All community and recreation buildings in the mobile home park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

(c) The minimum area of a mobile home lot shall be five thousand (5,000) square feet for a mobile home up to fourteen (14) feet in width and up to sixty (60) feet in length shall be required to be placed on a lot of not less than seven thousand (7,000) square feet. The minimum width and length for five thousand (5,000) square foot lots shall be fifty (50) feet and one hundred (100) feet respectively. The minimum width and length for seven thousand (7,000) square foot lots shall be sixty (60) feet and one hundred (100) feet respectively.

(d) The collection of waste and garbage shall be done at each mobile home lot.

(e) Each mobile home lot shall be supplied with an adequate power supply to meet all applicable city codes.  
(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-13. Distances between mobile homes, structures and other property.**

(a) Public sidewalks shall be required in front of each mobile home lot.

(b) The minimum side yard setback shall be five (5) feet from the side lot line. The minimum rear yard setback shall be ten (10) feet from the rear lot line. The minimum front yard building line shall be twenty (20) feet.

(c) A concrete parking pad of not less than twenty (20) feet by twenty (20) feet shall be provided behind the front yard building line in conformance to city standards.

(d) All mobile homes shall be anchored in accordance with Uniform Building Code standards.

(e) Fire protection shall be in accordance with single-family detached standards of the city.  
(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-14. Duties of owner or operator.**

(a) The owner or operator shall operate the park in compliance with this chapter and applicable ordinances and shall provide adequate supervision to maintain the park, its facilities and equipment and to repair and to keep same in a sanitary condition. A resident manager shall be required at the park.

(b) The owner or operator shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.

(c) The owner or operator shall supervise the placement of each mobile home on its mobile home stand, including the security of its stability and the installation of all utility connections.

(d) The owner or operator shall furnish to the city secretary for the city within ten (10) days after the first day of January of each year, a list of all mobile home residents in the park who were residents on the first day of January, showing the owner's name, address and telephone number, the make, length, weight, year of manufacture and identification number, the mobile home and the address or location description of such mobile home within the park. Such lists shall be prepared using forms provided by the city secretary for the city.

(e) The owner or operator shall call for an inspection by the building inspector upon each mobile home entering the park for compliance with the provisions of this chapter.  
(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-15. Lot numbers; duties of occupants.**

(a) Each mobile home lot shall carry a number which shall be approved by the building inspector of the city and such number shall be displayed on the curb in front of each mobile home lot.

(b) (1) The park occupant shall comply with all requirements of this chapter and shall maintain his mobile home and lot, its facilities and equipment in good repair and in a clean and sanitary conditions.

- (2) The park occupant shall be responsible for proper placement on his mobile home stand and proper utility installations in accordance with the instructions of the park management.
  - (3) All mobile homes shall be skirted around the perimeter of the mobile home. All mobile homes shall have porches provided at the entrance.
  - (4) Stored items shall not interfere with the underneath inspection of mobile home.
  - (5) The storage area shall not be used to store flammable or other hazardous materials.
- (Ord. No. 86-36, 5-5-86)

**Sec. 15.5-16. Existing mobile homes.**

Mobile home parks existing on the effective date of this chapter [Ordinance Number 86-36] within the city limits of the City of Rockwall, shall have two (2) years from the date hereof to comply with the provisions of this chapter except sections 15.5-6, 15.5-14 and 15.5-15 which shall apply in sixty (60) days from the date of this chapter [Ordinance Number 86-36]. All new mobile home parks or expansion of existing mobile home parks must comply with the provisions of this chapter.

(Ord. No. 86-36, 5-5-86)

**Sec. 15.5-17. Penalty clause.**

Any person, firm, corporation or association violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be subject to a fine in accordance with section 1-7 of this Code and a separate offense shall be deemed committed upon each day during or on which a violation occurs.

(Ord. No. 86-36, 5-5-86)

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:

BEING all that certain lot, tract or parcel of land situated in Rockwall County Texas, and being a tract of land out of the John Lockhart Survey, Abstract 134, Rockwall County, Texas; a part of that certain tract of land conveyed by Budd R Klutts, et al., to Herbert T. Liles by deed dated May 23, 1962, and recorded in Volume 65, Page 371, Rockwall County Deed Records; the most Easterly 3.00 acres

that certain 10.00 acre tract conveyed by Liles to Aline McElroy by deed dated December 30, 1969, and recorded in Volume 89, Page 330, Deed Records of Rockwall County, Texas, and more particularly described as follows:

BEGINNING at an iron stake on the North line of Interstate Highway No. 30 (U.S. Highway No. 67), a 300 ft. right of way, from which the Southeast corner of said Liles tract bears North 73 deg. 47 min. 30 sec. East 314.95 ft., said beginning being the Southeast corner of the 10.00 acre tract described above;

THENCE with said right of way line, South 73 deg. 47 min. 30 sec. West 90.69 ft. an iron stake;

THENCE with a line 88.80 feet West of and parallel to the East line of said McElroy tract, North 4 deg. 30 min. West 1485.28 ft. to an iron stake near a fence line;

THENCE South 89 deg. 13 min. 30 sec. East 89.18 ft. to an iron stake in a fence the Northeast corner of said McElroy 10.00 acre tract;

THENCE with the East line of said McElroy tract, South 4 deg. 30 min. East 1458. ft. to the PLACE OF BEGINNING, and containing 3.00 acres of land, more or less.

SAVE AND EXCEPT an easement for underground utilities fifteen (15) feet in width adjacent to the right of way of U.S. Interstate Highway No. 30 (Highway No. 67), extending from the East side to the West side of the above described tract; said easement being reserved in Deed executed by Herbert T. Liles to Aline McElroy, recorded in Volume 89, Page 330, Deed Records of Rockwall County, Texas.

\*\*NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description as to the area or quantity of land is not a representation that such is correct, but is made only for informational and/or identification purposes, and does not override Item "2" of Schedule "B" hereof.





**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-49-Z  
**DATE:** January 7, 1994

**Comments:**

The applicant requests a change in zoning from "A"-Agriculture to "LI"-Light Industrial. The site is located adjacent to Interstate Hwy. 30. Rockwall Commercial Park Ph. 2 is located to the west and McElroy Mobile Home Park is located to the east of the proposed site.

Although not a part of this application, the applicant has indicated that this site will be used for mini-storage purposes. The applicant should be advised that he will be required to comply with all regulations of the "LI" district.

MEMORANDUM  
January 13, 1994

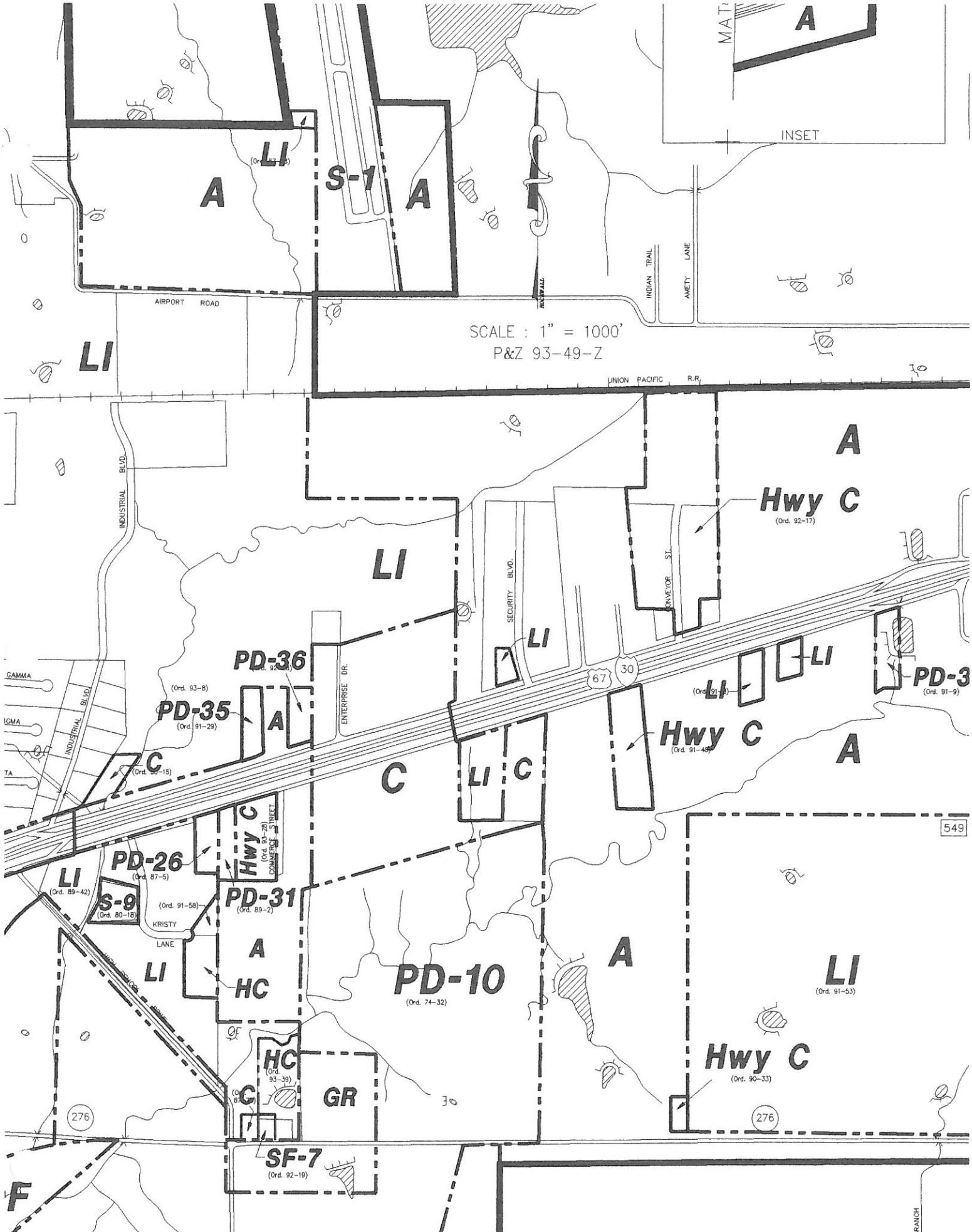
TO: Mayor and Councilmembers  
FROM: Julie Couch, City Manager  
RE: Recommendations of the Planning and Zoning Commission Regarding Planning and Zoning Items

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

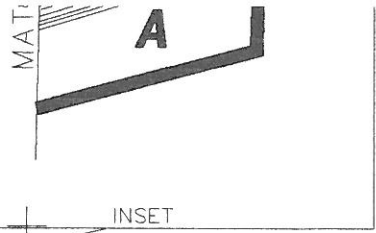
V. E.

The Commission has unanimously recommended approval of the application for a change in zoning from Agricultural to Light Industrial. A copy of the ordinance is attached.





SCALE : 1" = 1000'  
P&Z 93-49-Z



549

276

276

BRANCH



**City of Rockwall  
Planning and Zoning Agenda**

**Agenda Date:** January 13, 1994

**Agenda Item:** P&Z 93-49-Z - Hold Public Hearing and consider recommending approval of a zoning change from "A" Agricultural to "LI" Light Industrial on a tract of land located on the north side of I-30 east of Industrial Drive.

**Item Presented By:** Applicant, Aline McElroy Word

**Action Needed:** Hold Public Hearing and consider recommending approval of a zoning change from "A" Agricultural to "LI" Light Industrial.

**Background Information:** The applicant requests a zoning change from Agricultural to Light Industrial in order to construct mini-warehouse storage facilities.

**Recommendation:** Staff recommends approval of the zoning change.

**Attachments:**

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

**Agenda Item:** P&Z 93-49-Z

**MEMORANDUM**

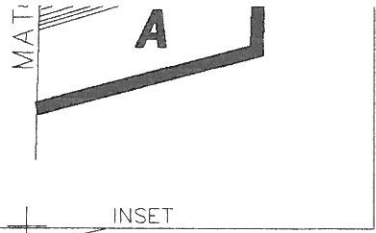
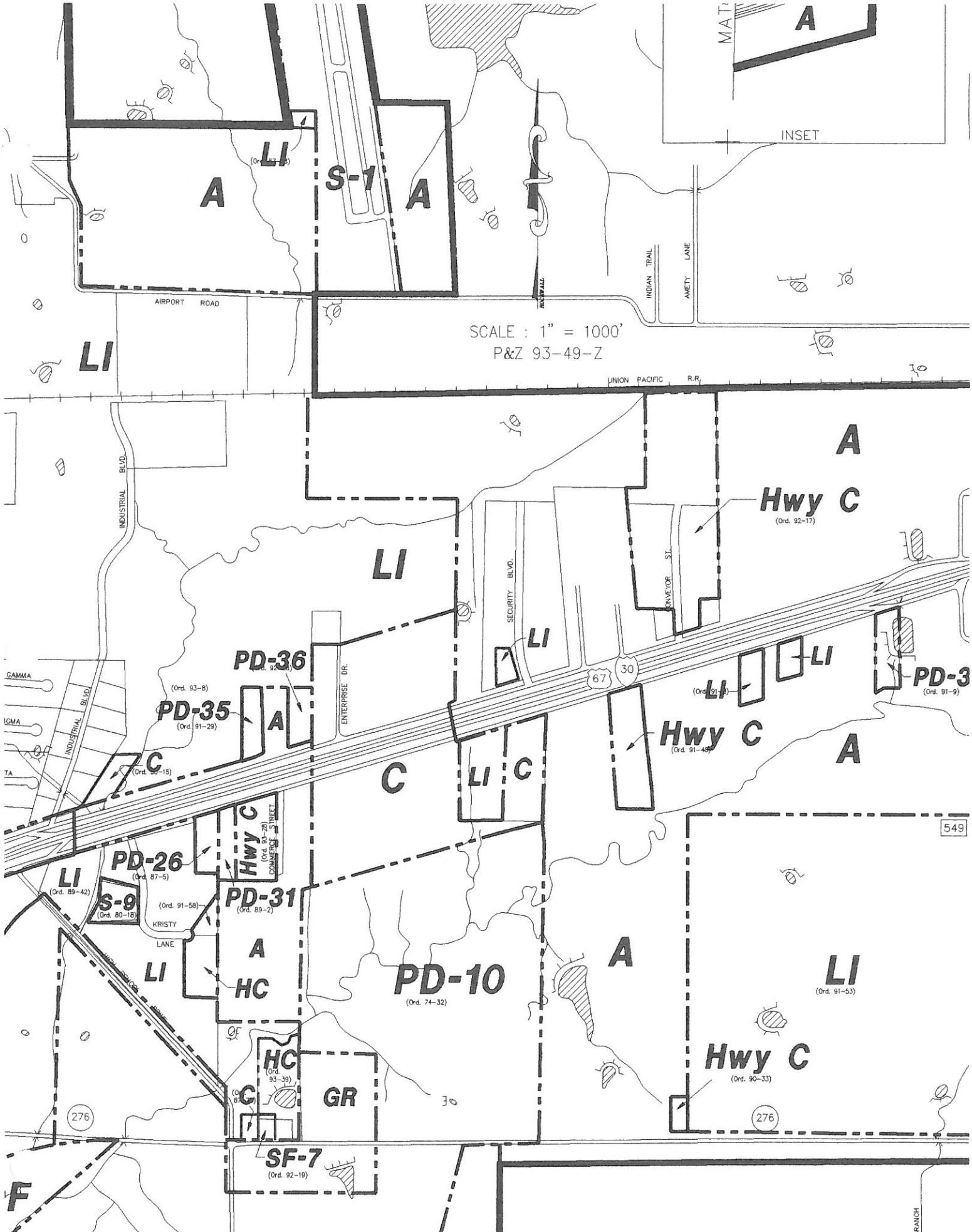
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The applicant requests a change in zoning from "A"-Agriculture to "LI"-Light Industrial. The site is located adjacent to Interstate Hwy. 30. Rockwall Commercial Park Ph. 2 is located to the west and McElroy Mobile Home Park is located to the east of the proposed site.

Although not a part of this application, the applicant has indicated that this site will be used for mini-storage purposes. The applicant should be advised that he will be required to comply with all regulations of the "LI" district.





SCALE : 1" = 1000'  
P&Z 93-49-Z

10

549

LI

A

LI  
(Ord. 93-8)

S-1

A

MAT

A

INSET

AIRPORT ROAD

INDIAN TRAIL

AMITY LANE

UNION PACIFIC R.R.

A

Hwy C  
(Ord. 92-17)

LI

LI

PD-36  
(Ord. 93-8)

PD-35  
(Ord. 91-29)

A

ENTERPRISE DR

67 30

Hwy C  
(Ord. 91-45)

PD-3  
(Ord. 91-9)

GAMMA

IGMA

TA

INDUSTRIAL BLVD

INDUSTRIAL BLVD

C

LI C

A

PD-26  
(Ord. 87-5)

Hwy C  
(Ord. 93-28)

COMMERCIAL STREET

549

S-9  
(Ord. 80-18)

PD-31  
(Ord. 89-2)

KRISTY LANE

A

PD-10  
(Ord. 74-32)

A

LI  
(Ord. 91-53)

LI

HC

HC  
(Ord. 93-39)

GR

Hwy C  
(Ord. 90-33)

276

276

SF-7  
(Ord. 92-19)

F

BRANCH

93-49-2

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.

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 Carimanic, 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

125 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.D.**

**Agenda Item:** 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)

**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

City of Rockwall  
Planning and Zoning Agenda

**Agenda Date:** January 13, 1994

**Agenda Item:** P&Z 93-49-Z - Hold Public Hearing and consider recommending approval of a zoning change from "A" Agricultural to "LI" Light Industrial on a tract of land located on the north side of I-30 east of Industrial Drive.

**Item Presented By:** Applicant, Aline McElroy Word

**Action Needed:** Hold Public Hearing and consider recommending approval of a zoning change from "A" Agricultural to "LI" Light Industrial.

**Background Information:** The applicant requests a zoning change from Agricultural to Light Industrial in order to construct mini-warehouse storage facilities.

**Recommendation:** Staff recommends approval of the zoning change.

**Attachments:**

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

**Agenda Item:** P&Z 93-49-Z



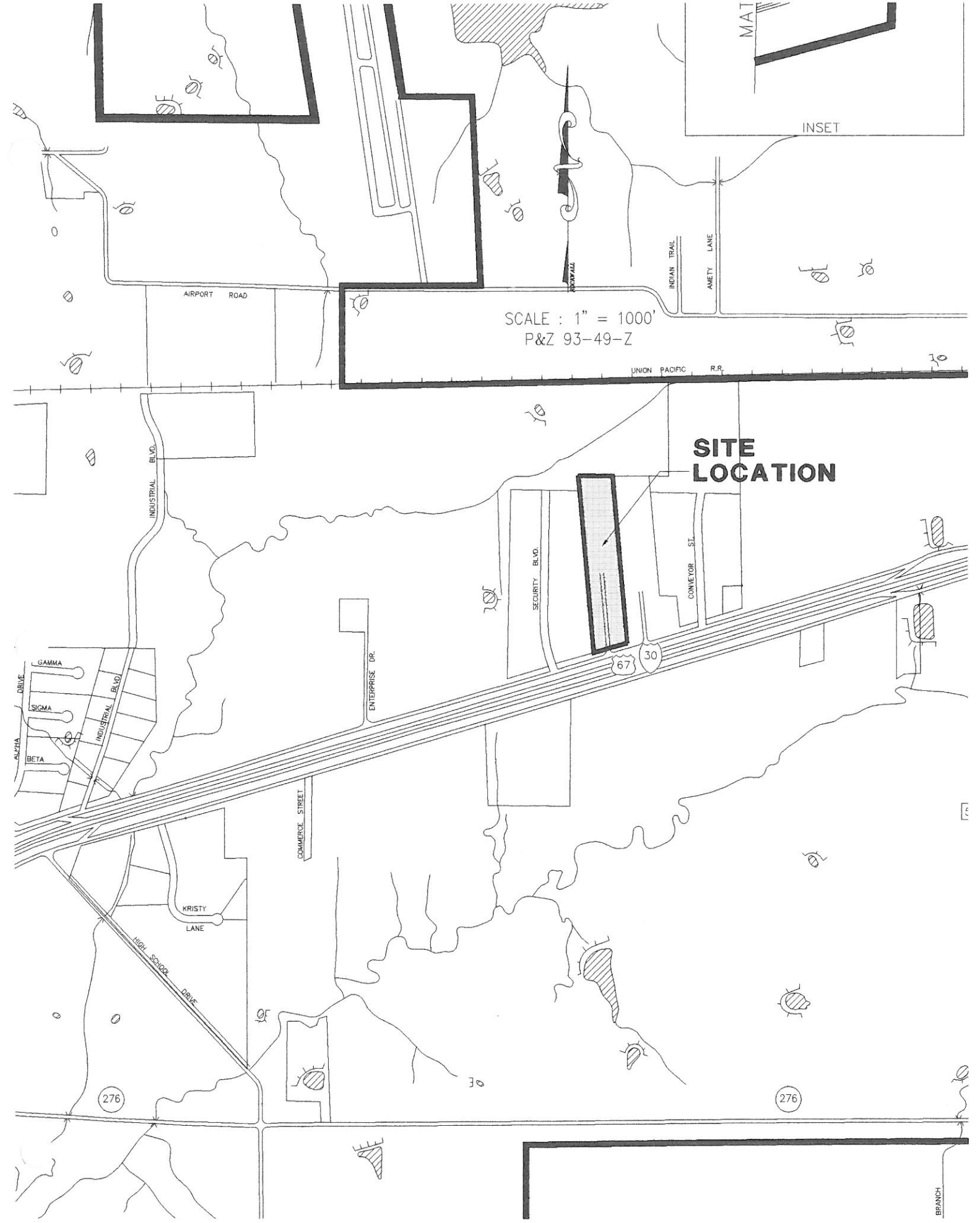
**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-49-Z  
**DATE:** January 7, 1994

**Comments:**

The applicant requests a change in zoning from "A"-Agriculture to "LI"-Light Industrial. The site is located adjacent to Interstate Hwy. 30. Rockwall Commercial Park Ph. 2 is located to the west and McElroy Mobile Home Park is located to the east of the proposed site.

Although not a part of this application, the applicant has indicated that this site will be used for mini-storage purposes. The applicant should be advised that he will be required to comply with all regulations of the "LI" district.



MAT

INSET

AIRPORT ROAD

SCALE : 1" = 1000'  
P&Z 93-49-Z

UNION PACIFIC R.R.

**SITE  
LOCATION**

INDUSTRIAL BLVD.

SECURITY BLVD.

CONVECTOR ST.

ALPHA DRIVE  
GAMMA  
SIGMA  
BETA  
INDUSTRIAL BLVD.

ENTERPRISE DR.

COMMERCE STREET

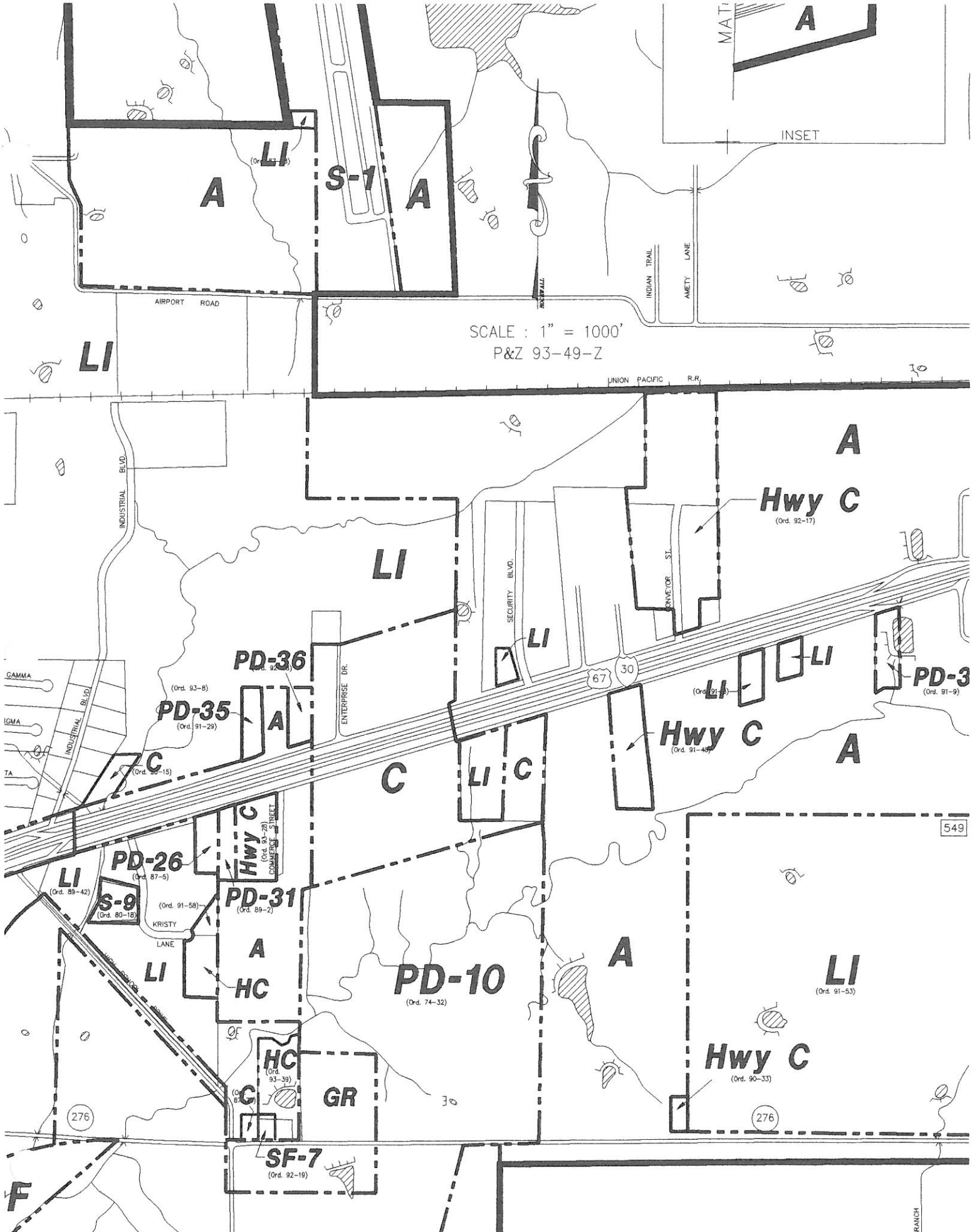
KRISTY LANE

HIGH SCHOOL DRIVE

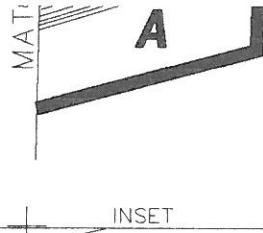
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276

BPANCHI



SCALE : 1" = 1000'  
P&Z 93-49-Z





93-49-2

**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.

160

**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:

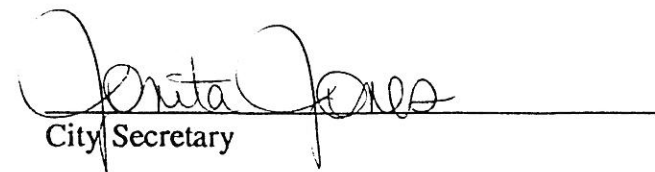
00  
Ayes: Morgan, Pappa, White, Williams, Oppermann, Welborn  
Absent: Hatfield

**Adjournment**

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

APPROVED

210  
215 ATTEST  
Mayor 

220  
  
City Secretary



93-49-2

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.

**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)**

35 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

5 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.

90 **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  
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**

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

**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.**

15

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.

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**

85 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

230

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  
into a facilities agreement with R.I.S.D. regarding the elementary school site on Dalton Road.  
Oppermann seconded the motion which passed unanimously.

245

**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.  
White seconded the motion. The motion was voted on and passed with all for but Pappa, who  
voted against.

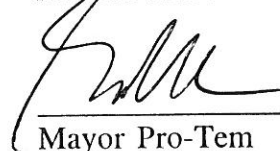
260

**Adjournment**

The meeting adjourned at 9:30 p.m.

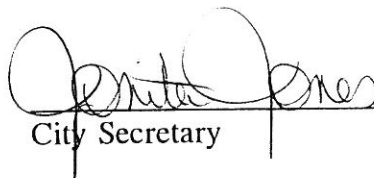
265

APPROVED:

  
\_\_\_\_\_  
Mayor Pro-Tem

ATTEST:

270

  
\_\_\_\_\_  
City Secretary



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 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.

WHEREAS, a change in the classification of a zoning district has been requested by Aline McElroy Word for the property more specifically described in Exhibit "A" attached hereto; 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 by amending the zoning map of the City of Rockwall so as to give "LI" Light Industrial District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" 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 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. If any section or provision of this ordinance or the application of that

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

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

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

DULY PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_



# 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 Aline McElroy Word 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 on Exhibit "A".

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 93-49-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 \_\_\_\_\_

## 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 Pinncale 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.



R11476 (49123)  
0134-0000-0009-04-OR  
FOGLE KENNETH M  
504 LAUREL LN  
FORNEY, TEXAS 75126

A0134 J LOCKHART, TRACT 9-4, ACRES  
3.2666, (PT OF 5.1285 AC TR)  
LAND SPTB: C2

R11477 (49123)  
0134-0000-0009-05-OR  
FOGLE KENNETH M  
504 LAUREL LN  
FORNEY, TEXAS 75126

A0134 J LOCKHART, TRACT 9-5, ACRES  
1.8619, (PT OF 5.1285 AC TR)  
LAND SPTB: C2

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R11479 (11331) 0134-0000-0009-07-OR COWAN H A & GWEN 202 LIVE OAK DR FORNEY, TX 75126	A0134 J LOCKHART, TRACT 9-07, ACRES 3.171, (PT OF 6.247 AC TR) LAND SPTB: C2	
R11480 (11331) 0134-0000-0009-08-OR COWAN H A & GWEN 202 LIVE OAK DR FORNEY, TX 75126	A0134 J LOCKHART, TRACT 9-08, ACRES 3.076, (PT OF 6.247 AC TR) LAND SPTB: C2	
R11481 (49567) 0134-0000-0009-09-OR FDIC TANIA WELLS, C/O FDIC-LEGAL DE PO BOX 802090 DALLAS, TX 75380	A0134 J LOCKHART, TRACT 9-9, ACRES 3.335 LAND SPTB: C2	
R11474 (11326) 0134-0000-0009-10-OR VANLANDINGHAM JOHN 1820 INTERSTATE 30 EAST ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 9-10, ACRES 1.63 LAND SPTB: F1, IMP. SPTB: F1	
R11483 (11153) 0134-0000-0011-00-OR HITT F D 1515 FM 549 ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 11, ACRES 44.5, (PT OF 97 AC TR) LAND SPTB: E1, IMP. SPTB: E1	
R11484 (33179) 0134-0000-0012-00-OR COMMUNITY BANK P O BOX 729 ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 12, ACRES 1.105 LAND SPTB: F1, IMP. SPTB: F1	
R11485 (11336) 0134-0000-0013-00-OR MCELROY ALINE 905 N ALAMO ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 13, ACRES 7 SITUS: I-30 FRONTAGE LAND SPTB: C2	
R11486 (11337) 0134-0000-0014-00-OR MCELROY CHARLES WAYNE 4006 LAKE RD	J LOCKHART SUR AB 134 TR 14 3.000 AC I-30 FRONTAGE SITUS: I-30 FRONTAGE	



Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y  
1993 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION
R11489 (48720) 0134-0000-0016-00-OR TEXAS COMMERCE BANK-DALLAS NA P O BOX 660197 DALLAS, TEXAS 75266-0197	A0134 J LOCKHART, TRACT 16, ACRES 1.739 SITUS: I-30 FRONTAGE LAND SPTB: D3
R11615 (11451) 0145-0000-0001-00-OR ANDREWS FORD INC P O BOX 125 ROCKWALL, TX 75087	A0145 J D MCFARLAND, TRACT 1, ACRES 3.250 SITUS: I-30 LAND SPTB: F1, IMP. SPTB: F1
R11618 (11454) 0145-0000-0004-00-OR BAYOUD GEORGE S 4215 LAKESIDE DALLAS, TX 75219	A0145 J D MCFARLAND, TRACT 4, ACRES 22.5 SITUS: I-30 LAND SPTB: C2, IMP. SPTB: E1
R11619 (11455) 0145-0000-0005-00-OR BURKS GLEN 1005 SIDS RD ROCKWALL, TX 75087	A0145 J D MCFARLAND, TRACT 5, ACRES 2 SITUS: SIDS RD LAND SPTB: A1, IMP. SPTB: A1
R11620 (50342) 0145-0000-0006-00-OR MYERS JUANITA FLORENCE 2611 ROCHELL ROCKWALL, TX 75087	A0145 J D MCFARLAND TRACT 6 .938 ACRES SH 205 SITUS: SH 205 LAND SPTB: A1, IMP. SPTB: A1
R11621 (48827) 0145-0000-0007-00-OR COLLIN EQUITIES INC 12222 MERIT DRIVE SUITE 1100 DALLAS, TEXAS 75251-2212	A0145 J D MCFARLAND, TRACT 7, ACRES 3.864, (PT OF 62.574 AC TR) LAND SPTB: D4
R26687 (52279) 0145-0000-0008-00-OR FDIC-CORP LIQUIDATOR FOR FIRST BANK OF ROWLETT P O BOX 802090 DALLAS, TX 75380	A0145 J D MCFARLAND, TRACT 8, ACRES 4 SITUS: SIDS RD LAND SPTB: F2, IMP. SPTB: F2
1625 (51310) 15-0000-0008-01-OR AS CONSTRUCTION CO, INC. DYER ST, STE 11	A0145 J D MCFARLAND TR 8-01 AC 5 LAND SPTB: C2



0099-0000-0022-00-OR

EXEMPT

ROCKWALL I S D

HIGH SCHOOL

1201 HIGH SCHOOL RD

ROCKWALL, TX 75087

SITUS: EXEMPT

LAND SPTB: D4

R28952 (29148)

A0102 D HARR, TRACT 2-2, ACRES

0102-0000-0002-02-OR

24.965, (PT 50.442 AC TR)

ATHEY RUBY

RT 1

LAND SPTB: D1

1780 AIRPORT RD

ROCKWALL, TX 75087

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R11029 (39801) 0102-0000-0020-00-OR LILES HERBERT T 7054 WAKEFIELD DALLAS, TX 75231	A0102 D HARR, TRACT 20, ACRES 21.744 LAND SPTB: D3	
R11030 (10930) 0102-0000-0021-00-OR ATHEY JACK R 1775 AIRPORT ROAD ROCKWALL, TX 75087	A0102 D HARR, TRACT 21, ACRES 17.96, (PT OF 18.96 AC TR) LAND SPTB: D1	
R11031 (10930) 0102-0000-0021-01-OR ATHEY JACK R 1775 AIRPORT ROAD ROCKWALL, TX 75087	A0102 D HARR, TRACT 21-01, ACRES 1, (PT OF 18.96 AC TR) SITUS: AIRPORT RD LAND SPTB: A1, IMP. SPTB: A1	
R11192 (50195) 0120-0000-0010-00-OR WHITMORE MANUFACTURING CO THE 930 WHITMORE DR ROCKWALL, TX 75087	A0120 R IRVINE, TRACT 10, ACRES 14.839, (PT OF 23.302 AC TR) SITUS: I-30 LAND SPTB: D4	
R28961 (50195) 0120-0000-0010-03-OR WHITMORE MANUFACTURING CO THE 930 WHITMORE DR ROCKWALL, TX 75087	A0120 R IRVINE, TRACT 10-3, ACRES 8.463, (PT OF 23.302 AC) LAND SPTB: D4	
R29124 (53189) 0120-0000-0022-01-AR JORDAN BILLY F & OLLIE M 2260 E INTERSTATE 30 ROCKWALL, TX 75087	A0120 R IRVINE, TRACT 22-01, ACRES 1.50 LAND SPTB: F1	
R29029 (49576) 0120-0000-0022-03-OR BLUEBONNET SAVINGS BANK FSB 3100 MONTICELLO DALLAS, TX 75205	A0120 R IRVINE, TRACT 22-3, ACRES 12.681, (PT OF 128.82 AC TR) LAND SPTB: D1	
R11241 (11117) 0122-0000-0001-00-OR CULLINS JAN NALLS 927 FM 1141 ROCKWALL, TX 75087	M B JONES SUR AB 122 TR 1 3.200 AC FM 1141 SITUS: FM 1141 LAND SPTB: A1, IMP. SPTB: A1	DA \$ TOT \$



R27193 (27376) ROCKWALL CENTRAL SHOPPING CENTER,  
 4834-000A-0002-00-OR BLOCK A, LOT 2  
 ROCKWALL CENTRAL SHOP/CNTR JV  
 C/O D ALAN BOWLBY & ASSOC SITUS: 2006 S GOLIAD  
 P O BOX 1067 LAND SPTB: F1, IMP. SPTB: F1  
 ADDISON, TX 75001

R32800 (51205) ROCKWALL CENTRAL SHOPPING CENTER,  
 4834-000A-0002-01-OR BLOCK A, LOT 2-1, UNDIVIDED  
 COMET LAND JOINT VENTURE INTEREST 85%  
 16475 DALLAS PKWY STE 800  
 DALLAS, TX 75248 LAND SPTB: C2

Rockwall County Appraisal District  
 THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
R32801 (49248) 4834-000A-0002-02-OR KENNEDY ROBERT W 13475 DALLAS PKWY, STE 800 DALLAS, TX 75248	ROCKWALL CENTRAL SHOPPING CENTER, BLOCK A, LOT 2-2, UNDIVIDED INTEREST 15% LAND SPTB: C2	
R27194 (10566) 4834-000A-0003-00-OR WAL-MART PROPERTIES INC ATTN: FRED BUNCH 702 SW 8TH ST BENTONVILLE, AR 72716	ROCKWALL CENTRAL SHOPPING CENTER, BLOCK A, LOT 3 LAND SPTB: C2	
R26814 (39801) 4835-000A-0001-00-OR LILES HERBERT T 7054 WAKEFIELD DALLAS, TX 75231	ROCKWALL COMMERCIAL PARK, BLOCK A, LOT 1, ACRES 10.026 PHASE II LAND SPTB: C2	
R26815 (39801) 4835-000B-0001-00-OR LILES HERBERT T 7054 WAKEFIELD DALLAS, TX 75231	ROCKWALL COMMERCIAL PARK, BLOCK B, LOT 1, ACRES 10.614 PHASE II LAND SPTB: C2	
R26816 (53174) 4835-000C-0001-00-OR ANDERTON PATSY ANN RT 2 BOX 121E ROYSE CITY, TX 75189	ROCKWALL COMMERCIAL PARK, BLOCK C, LOT 1 PT, ACRES 6.96 PHASE 1 LAND SPTB: D3	
R26817 (11317) 4835-000C-0001-A0-OR CULLINS RICHARD P O BOX 967 ROCKWALL, TX 75087	ROCKWALL COMMERCIAL PARK, BLOCK C, LOT 1 PT, ACRES 1.025 PHASE 1 SITUS: 1956 INTERSTATE 30 LAND SPTB: F2, IMP. SPTB: F2	
R26818 (53174) 4835-000D-0001-00-OR ANDERTON PATSY ANN RT 2 BOX 121E ROYSE CITY, TX 75189	ROCKWALL COMMERCIAL PARK, BLOCK D, LOT 1 PT, ACRES 6.91 PHASE 1 LAND SPTB: D3	
R26819 (52337) 4835-000E-0001-00-OR	ROCKWALL COMMERCIAL PARK, BLOCK D, LOT 1 PT, ACRES 1.000 PHASE 1	