

~~185~~
870

12-23-93 (SUBMISSION)

(6/87)

Page 1 of 2

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 93-50 ~~TP~~ / CUP

Date Submitted 12-23-93

Filing Fee \$ 210-

Applicant Rockwall ISD

Wayne Bingham

Address _____

Phone No. 771-0605

Rockwall Texas
1

* Don Stodgell *
771-5192
771-1162

Owner _____ Tenant _____

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

See ATTACHED

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

*ELEMENTARY SCHOOL SITE
ROCKWALL IND SCHOOL DIST.*

The current zoning on this property is SF70.

There are/are not deed restrictions pertaining to the intended use of this property.

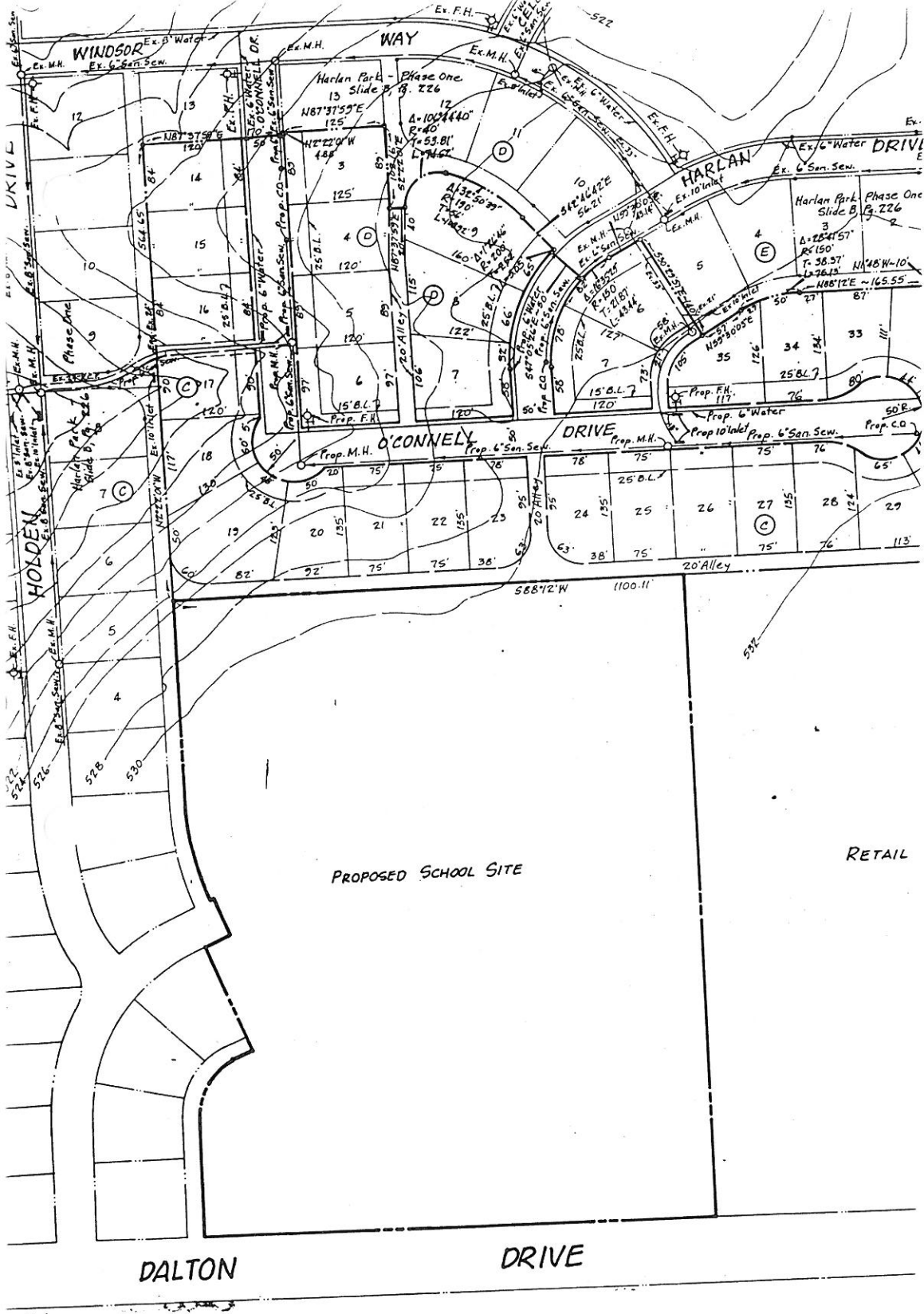
I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description. ?

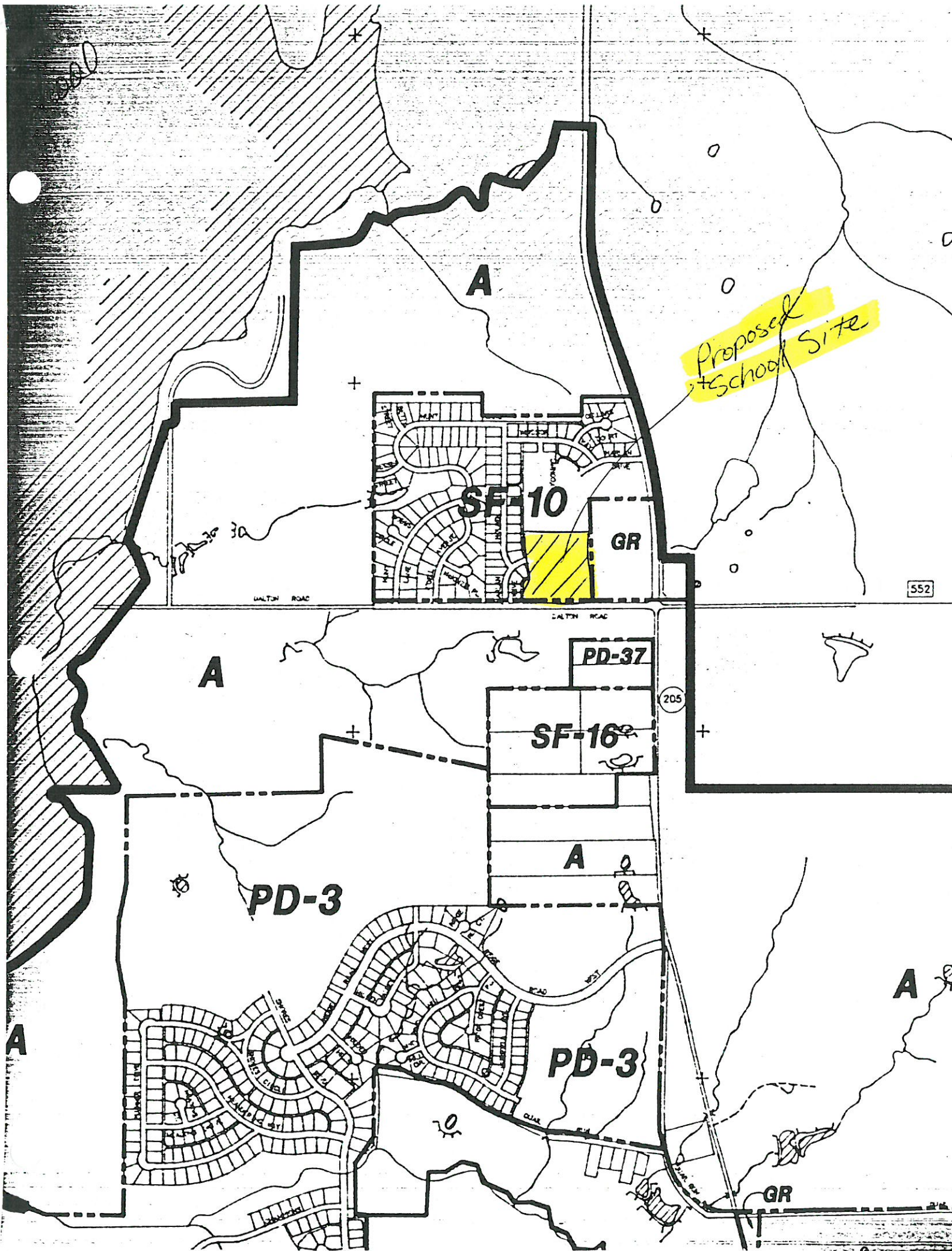
[Handwritten signature]

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

2

The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.





Proposed School Site

552

PD-37

SF-16

PD-3

PD-3

GR

A

A

A

A

A

205

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

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THENCE: North 88 degrees 12' 00" East a distance of 325.62 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod set for a corner and the Point of Beginning;

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THENCE: South 88 degrees 12' 00" West a distance of 625.43 feet with said centerline to the Point of Beginning and containing 11.6053 acres of land, including 0.5741 acres contained within a future 40.00 foot wide road dedication, leaving 11.0312 acres of land net.



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

№ 030112

(214) 771-7700

Cash Receipt

Name Holme elm Date 12-23-93

Mailing Address _____

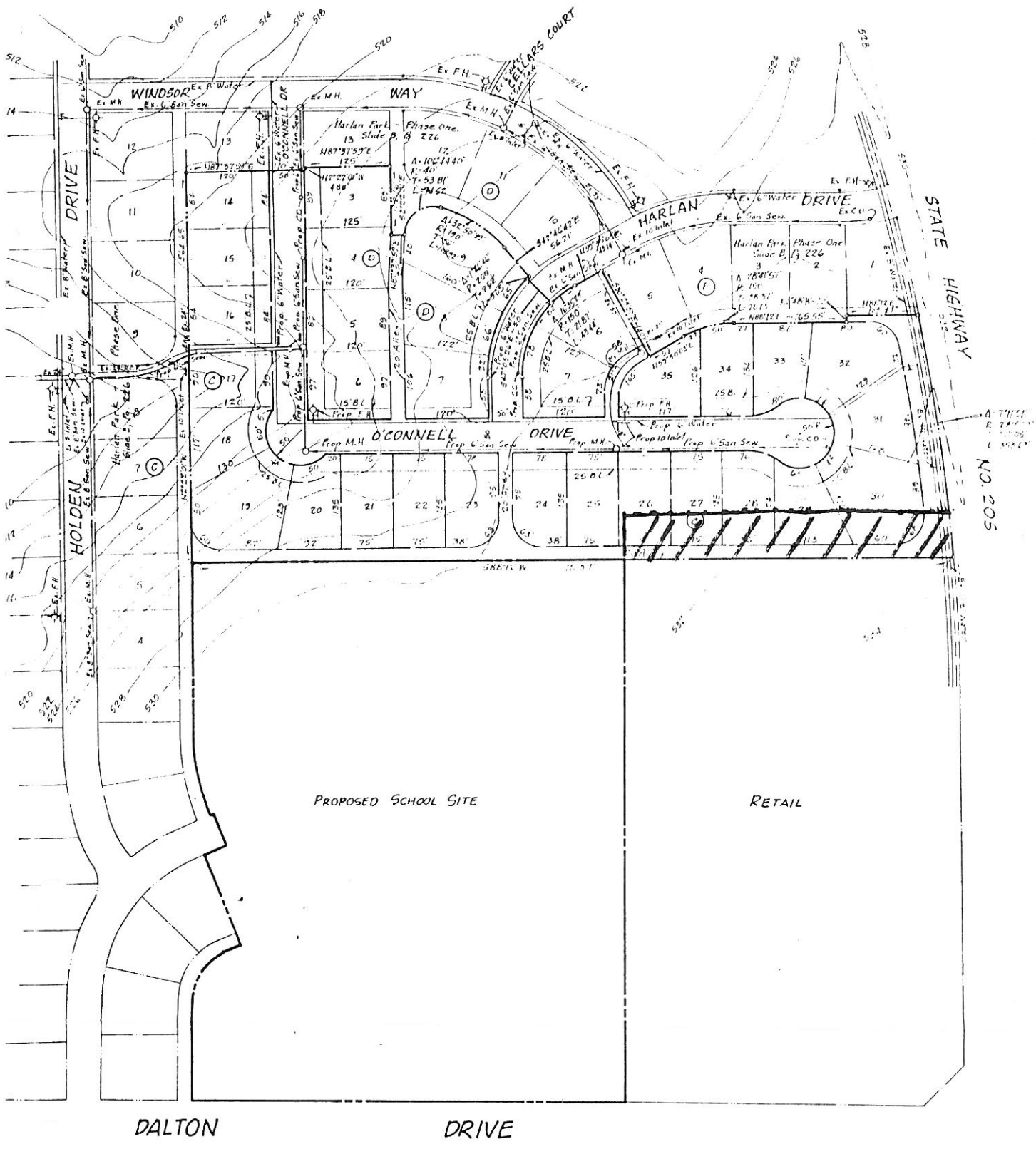
Job Address Harlan Park # Permit No. _____

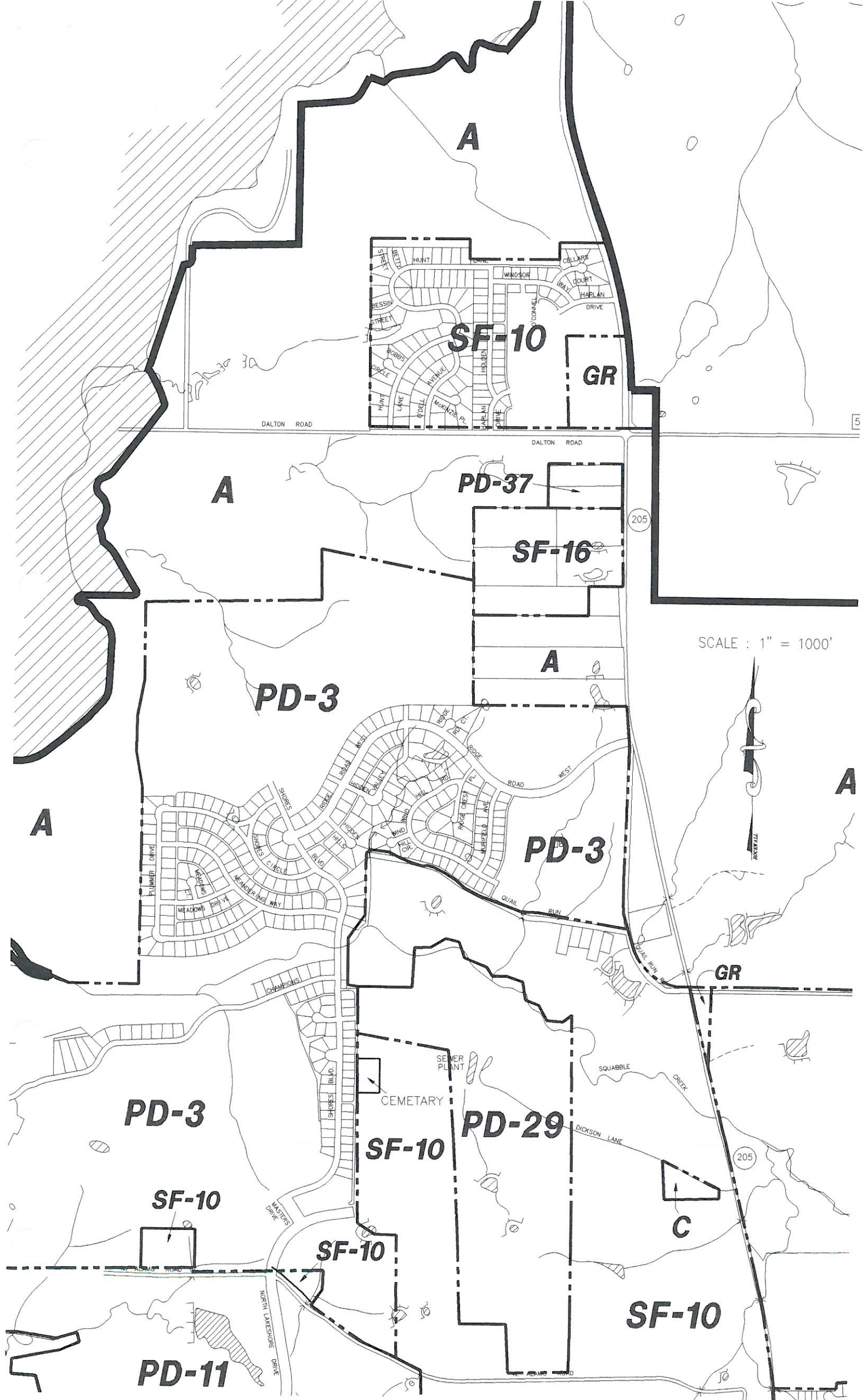
Check 1297 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	<u>210 -</u>	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	

TOTAL OF COLUMN 210 - **TOTAL OF COLUMN** _____

TOTAL DUE 210 - Received by [Signature]





A

SF-10

GR

A

PD-37

SF-16

A

PD-3

PD-3

A

GR

PD-3

SF-10

PD-29

SF-10

SF-10

C

SF-10

PD-11

SCALE : 1" = 1000'



A

5

205

205

205

SITE LOCATION

SCALE : 1" = 1000'

552

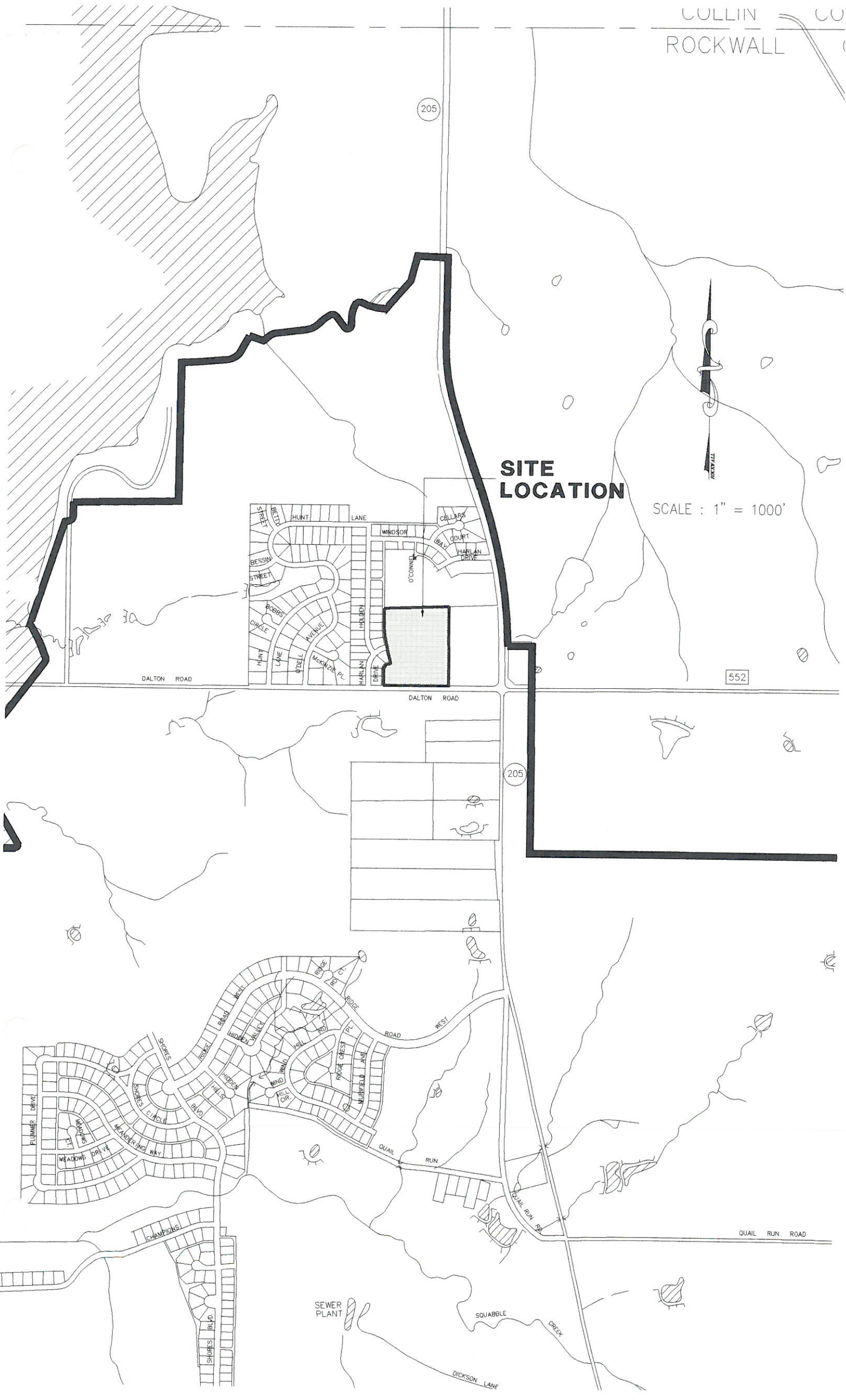
DALTON ROAD

205

QUAIL RUN ROAD

SEWER PLANT

SQUABBLE CREEK
DICKSON LANE



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:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, also being part of that certain tract of land conveyed to Julie Harlan Hudson from Harry Harlan, et ux, by Deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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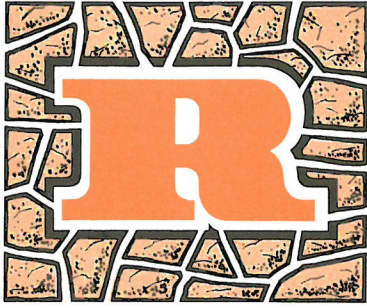
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ROCKWALL INDEPENDENT SCHOOL DISTRICT

801 EAST WASHINGTON • ROCKWALL, TEXAS 75087 • (214) 771-0605

Wayne Bingham,
Superintendent

January 5, 1994

To: Honorable Alma Williams, Mayor, and the Members of the City Council of the City of Rockwall, Texas

From: Wayne Bingham, Superintendent of Schools, Rockwall Independent School District

Re: Request for a Waiver to the Street Escrow Requirements under the Sub-division Regulations and/or Ordinances of the City of Rockwall in relation to a proposed school site consisting of 11 acres, more or less, being fully described on Exhibit A hereto (School Tract).

The Rockwall Independent School District (District) is currently considering purchasing the above-identified tract of land for a future elementary school site. The District's purchase of the tract depends on several things including, but not limited to, the tract being properly zoned for school purposes and the District's total cost in the land including any improvements to be made to Dalton Road on which the property fronts. We feel that it is in the best interest of both the District and the City of Rockwall (City) that these costs be determined as soon as practical.

We request that the City and the District enter into a Facilities Agreement whereby the District only be required to pay into escrow 25% of the estimated costs of improvements to Dalton Road, which would be consistent with any future assessment under the City's current policies. We are referring to that portion of Dalton Road on which the School Tract fronts. The District proposes to pay its portion of the expense of the improvements at the time of final platting or at the time the District becomes the owner of the tract whichever occurs last.

This request is contingent on the District purchasing the proposed tract and the tract being zoned for school purposes.

Respectfully submitted,

Wayne Bingham, Superintendent of Schools
Rockwall Independent School District

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

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MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-50-CUP (RISD)
DATE: January 7, 1994

Comments:

The applicant requests a conditional use permit for the construction and operation of an elementary school. The Site is current zoned SF10. The proposed site is adjacent to existing single family residential, and a single family residential subdivision has been proposed to the north of the site.

The location of a school site at this location is in basic agreement with neighborhood planning principles and also is in compliance with the comprehensive plan.

The application has not indicated the acreage of the site, nor has a detailed site plan been provided. We would recommend that a condition of this CUP should be that the applicant be required to submit the completed site plan before the Planning and Zoning Commission and City Council for approval, prior to issuance of a building permit.

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. D.

The Commission unanimously recommended approval of the application for the CUP for an elementary school with the condition that a site plan of the site be submitted to the Commission and Council for review and approval at the time the final plat is submitted for approval. A copy of the ordinance is attached.

The Commission also recommended that the school be granted a reduction from the street escrow requirements along Dalton Road to limit the school to 25% of the estimated construction cost. The City and School District will need to enter into a facilities agreement outlining this provision.

93-50



Cindy Sikes Tayem
Rockwall Manager

August 28, 1995

Mrs. Julie Couch
City Manager - City of Rockwall
205 E. Rusk
Rockwall, TX 75087

Dear Julie:

The Rockwall I.S.D. has requested temporary overhead electric service for the construction of the Nebbie Williams Elementary School on Dalton Road. The school is expected to be under construction for 9-12 months. This temporary overhead line would consist of the installation of 3 poles, 750 feet of conductor, an overhead transformer and 60 feet of service wire.

This letter will verify that with your concurrence to meet this request, the temporary overhead line will be removed upon completion of the school and the installation of the permanent underground electric facilities which will provide electric service to the school.

If you concur with this request, please sign below and return one copy to me.

Please contact me if you have any questions of if I may be of further assistance.

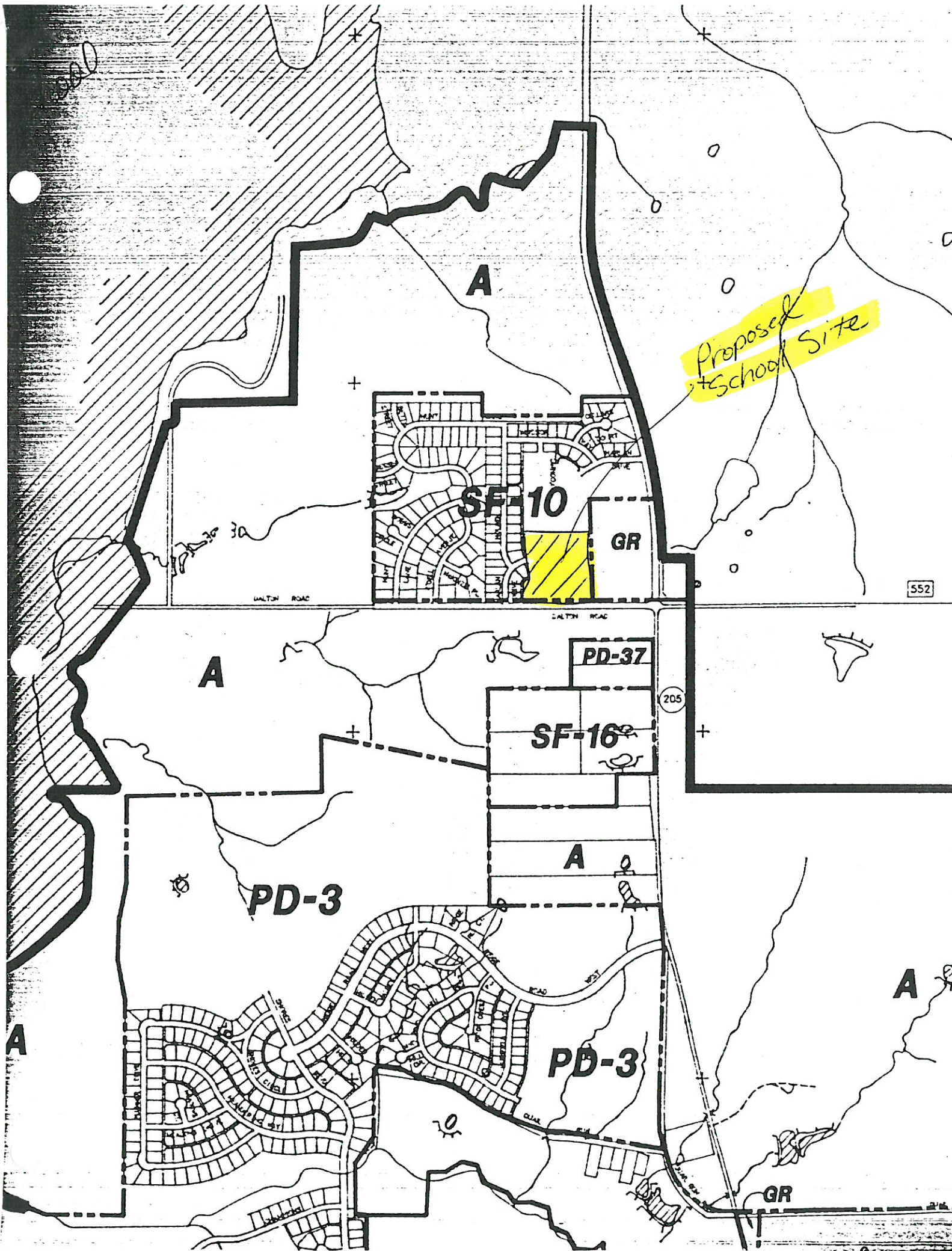
Sincerely,

Cindy Tayem
Cindy Tayem

Julie Couch

I concur with this request

cc: Bill Crowley



Proposed School Site

A

SF-10

GR

A

PD-37

SF-16

A

PD-3

PD-3

A

GR

552

205

WALTON ROAD

WALTON ROAD

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**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 Plat and area requirements for MAHR Development.
- C. **P&Z 93-50-CUP/PP** Conditional Use Permit and Preliminary Plat 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 93-39-Z** Amendment to the General Retail Zoning District Classification regarding fuel pumps.
- G. **P&Z 93-38/PP** Preliminary Plat and Amendment to the PD for Shepherd Place Homes
- H. **P&Z 93-54-PP** Preliminary Plat for Harlan Park Phase II
- I. **P&Z 93-56-PP** Preliminary Plat for Texas Star Express

III. Adjournment

Posted this the 10th day of January, 1993 at 5:30 p.m. by Denise LaRue.

This facility is wheelchair accessible and accessible parking spaces are available. Request for

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: January 13, 1994

Agenda Item: P&Z 93-50-CUP/PP - Consider recommending approval of an Ordinance granting a conditional use permit for an elementary school, and consider recommending approval of a preliminary plat containing 11 acres located on Dalton Drive west of SH 205.

Item Presented By: Applicant, Joe Holt-Owner/Rockwall Independent School District - Purchaser.

Action Needed: Hold Public Hearing and consider recommending approval of a conditional use permit. Consider recommending approval of a preliminary plat.

Background Information: The applicant is requesting a conditional use permit for an elementary school and has submitted a preliminary plat containing 11 acres for the proposed elementary school. The school is also requesting a reduction in the amount of escrow required for the improvement of Dalton Road. The City's current policy is to require 50% of the cost to improve the street fronting the subject tract being platted. The school district is requesting this amount be reduced to 25% of the cost. A copy of the letter from RISD requesting this reduction is attached.

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

1. That the applicant submit a completed site plan when the final plat is submitted for approval.
2. That the escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the subject tract being platted.

Attachments:

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

Agenda Item: P&Z 93-50-CUP/PP



MEMORANDUM

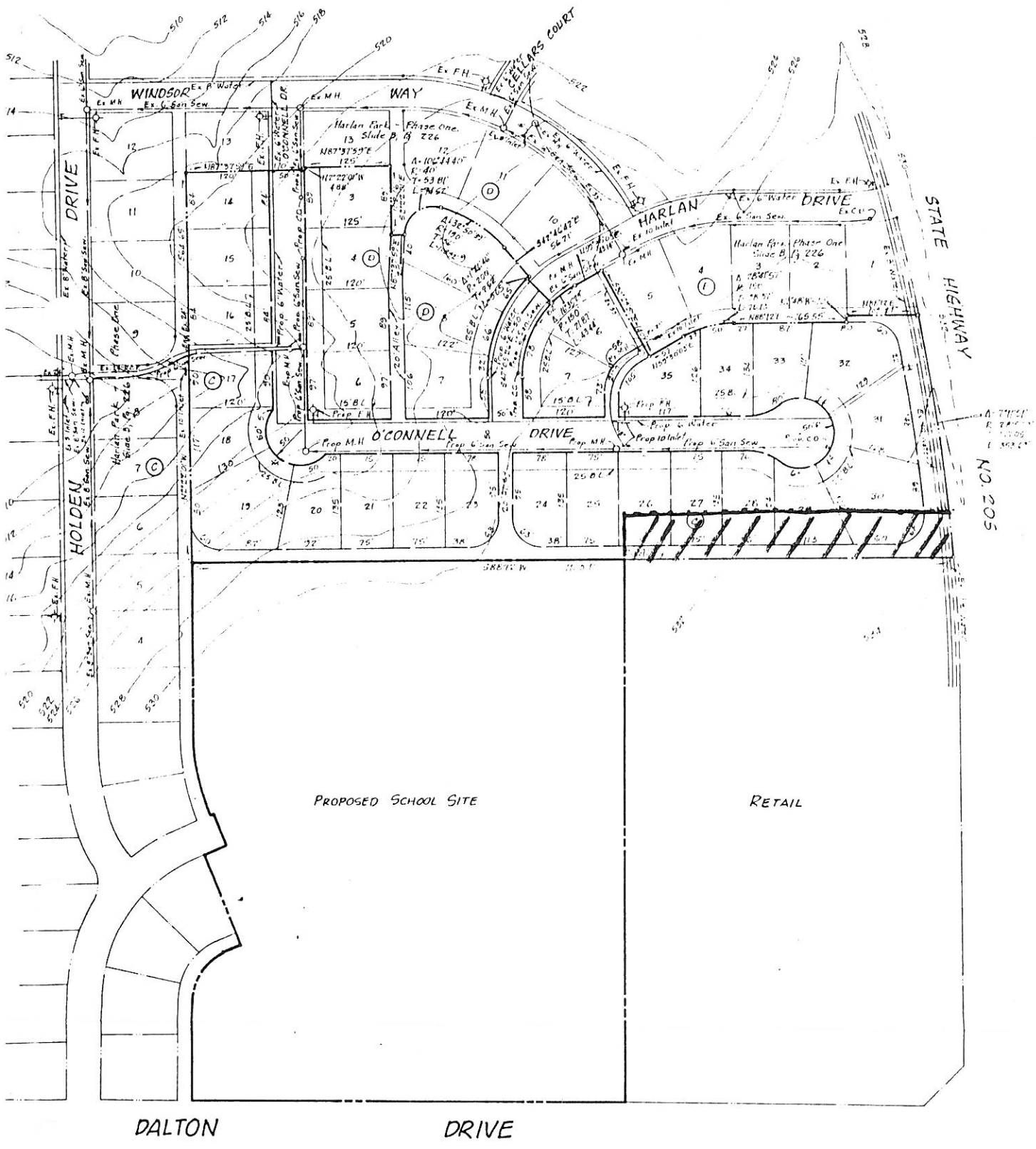
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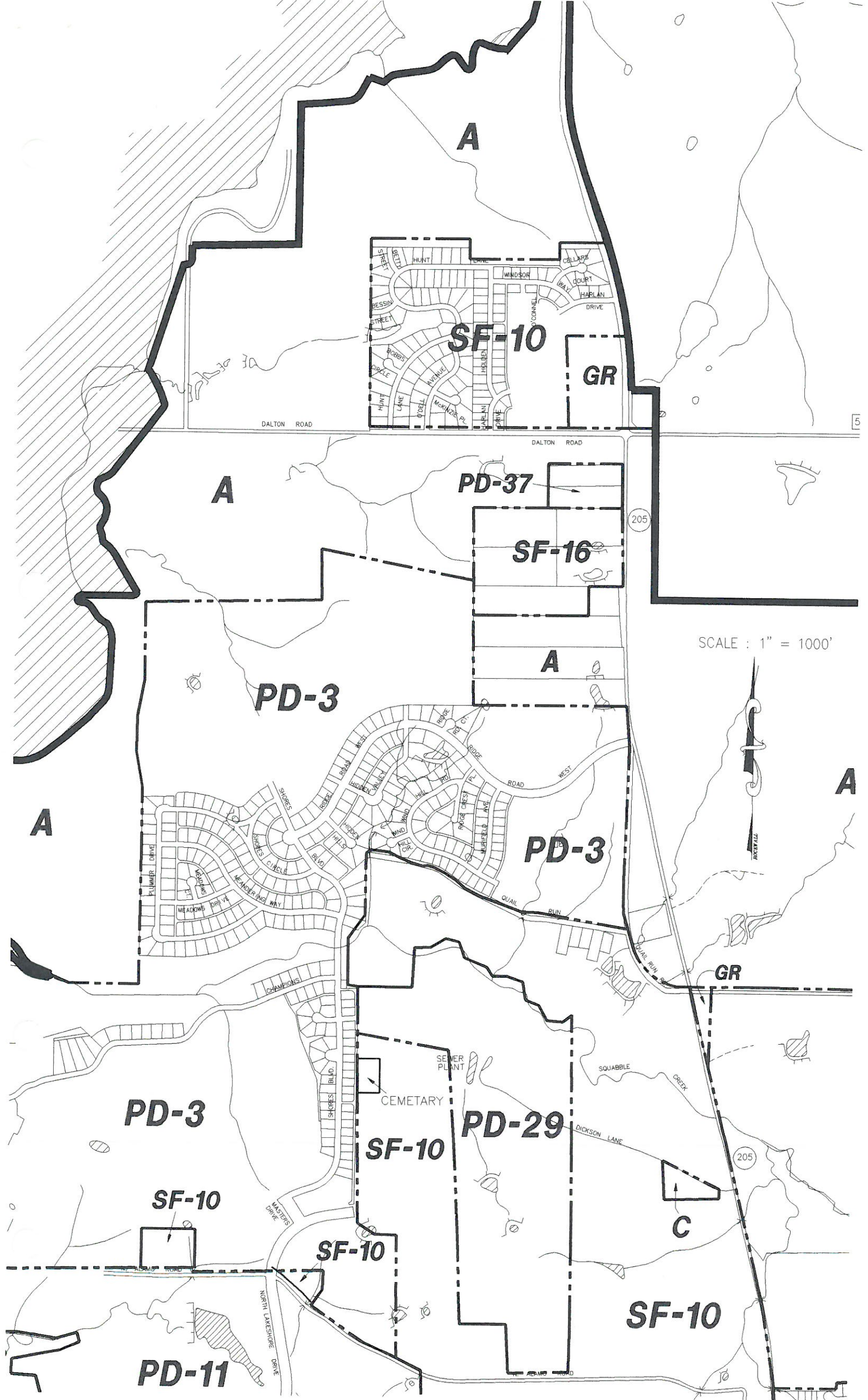
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SF-10

GR

PD-37

SF-16

PD-3

PD-3

PD-3

SF-10

SF-10

SF-10

PD-29

SF-10

PD-11

SCALE : 1" = 1000'



5

205

205

205

SITE LOCATION

SCALE : 1" = 1000'

552

DALTON ROAD

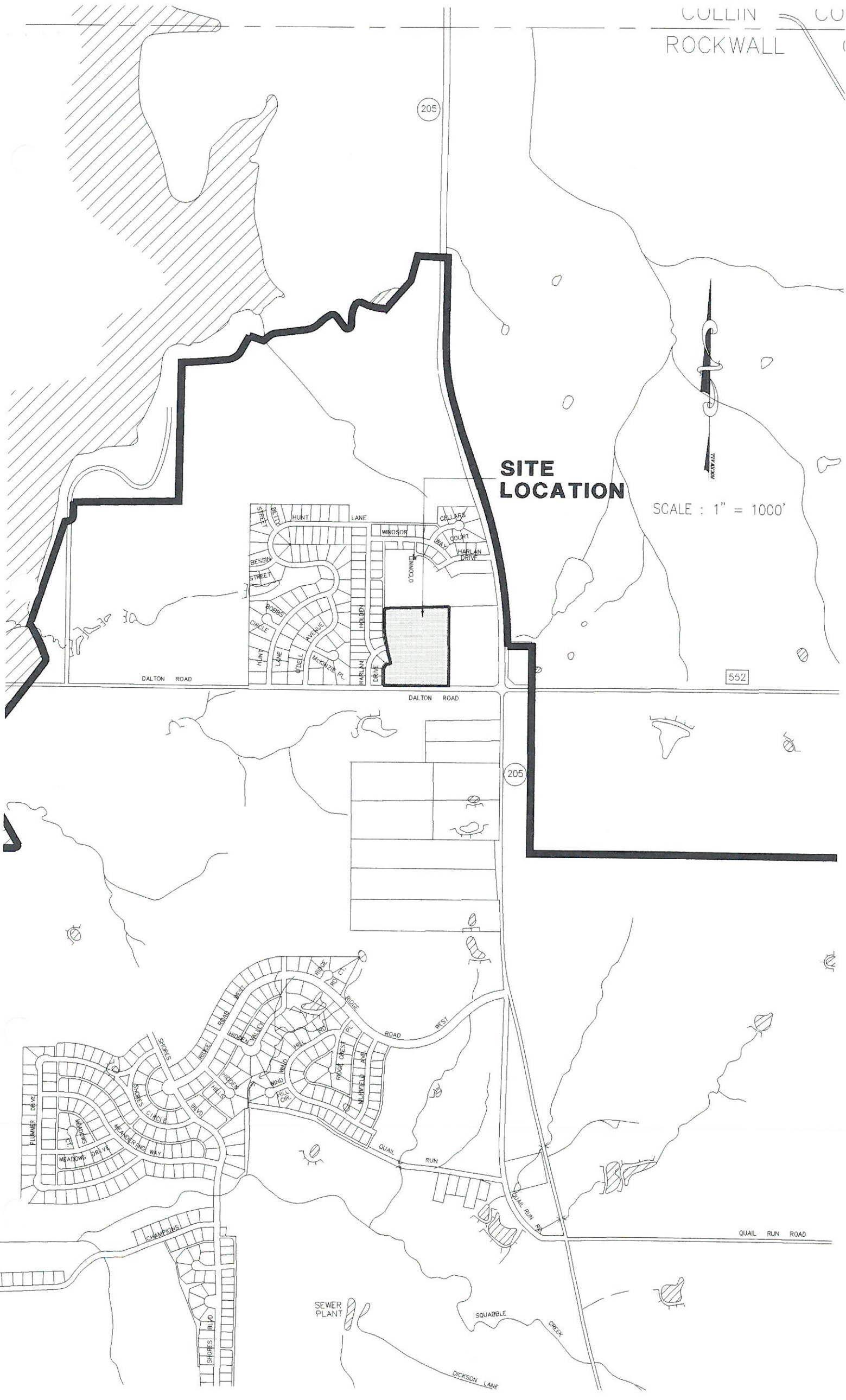
205

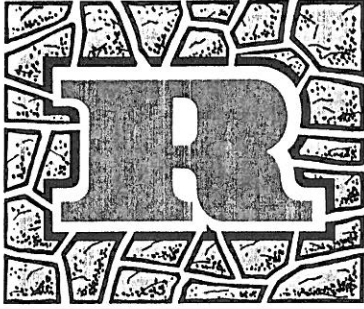
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SEWER PLANT

SQUABBLE CREEK

DICKSON LANE





ROCKWALL INDEPENDENT SCHOOL DISTRICT

801 EAST WASHINGTON · ROCKWALL, TEXAS 75087 · (214) 771-0605

Wayne Bingham,
Superintendent

January 5, 1994

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Rockwall Independent School District

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THENCE: North 88 degrees 12' 00" East a distance of 325.62 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod set for a corner and the Point of Beginning;

THENCE: Along the Easterly lines of said Addition, all to 1/2" iron rods set for a corner, as follows: North 01 degree 48' 00" West a distance of 40.00 feet; North 02 degrees 22' 01" West a distance of 146.07 feet to the beginning of a curve to the right having a central angle of 67 degrees 52' 01", a radius of 75.00 feet, and a chord that bears North 31 degrees 34' 00" East a distance of 83.73 feet; Along said curve an arc distance of 88.84 feet to the point of tangency of said curve; North 65 degrees 30' 00" East a distance of 26.03 feet; North 24 degrees 30' 00" West a distance of 140.00 feet; North 65 degrees 30' 00" East a distance of 34.65 feet; North 24 degrees 30' 00" West a distance of 50.00 feet; South 65 degrees 30' 00" West a distance of 5.00 feet to an intersecting curve to the right having a central angle of 22 degrees 07' 59", a radius of 295.00 feet, and a chord that bears North 13 degrees 26' 00" West a distance of 113.25 feet, along said curve an arc distance of 113.96 feet to the point of tangency of said curve, and North 02 degrees 22' 01" West a distance of 264.62 feet;

THENCE: North 88 degrees 12' 00" East a distance of 620.08 feet to a 1/2" iron rod set for a corner on the West line of that 8.7400 acre tract of land described in Deed recorded in Volume 809, Page 271, Deed Records, Rockwall County, Texas;

THENCE: South 00 degrees 22' 01" East a distance of 828.34 feet with said West line to a 1/2" iron rod set for a corner in the center of Dalton Road;

THENCE: South 88 degrees 12' 00" West a distance of 625.43 feet with said centerline to the Point of Beginning and containing 11.6053 acres of land, including 0.5741 acres contained within a future 40.00 foot wide road dedication, leaving 11.0312 acres of land net.

Planning And Zoning Commission Minutes
January 13, 1994

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

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

15 PZ 93-51-Z/PP Hold Public Hearing and Consider Approval of a Request from Kirby Albright for a change in zoning from Agricultural to Planned Development for single family uses and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadeydale Lane.

Dub Douphrate reviewed the case with the commission.

20 Jim Grennwalt open the public hearing.

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

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

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

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

James Greenwalt closed the public hearing.

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

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

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

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

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

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

J 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.

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

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

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

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

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

Jame Greenwalt opened the public hearing.

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

James Greenwalt closed the public hearing.

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

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

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

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

170 James Greenwalt opened the public hearing.

Tom Shirey spoke in favor of the amendment.

175 James Greenwalt closed the public hearing.

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

180

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

185

- * The conditional use allow a maximum of 4 fuel dispensers and a maximum of 8 vehicles being served at one time and this conditional use only apply at the intersection of two major roadways being a collector roadway width or greater.

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

190

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

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

195

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

200

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.

205

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.

210

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

215

- * 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.

220

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

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

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

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

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

- 240 * That the applicant will indicate on the plat the location of the City limits.
- * That a facilities agreement be prepared which outlines the conditions of the street escrow requirements. The conditions which were previously approved by Council are to reduce the amount of escrow required to 25% of the cost of the street improvement and to defer collecting the escrow until the street is built.

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

ADJOURNMENT

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

255

CITY OF ROCKWALL
City Council Agenda

Agenda Item: January 17, 1994

Agenda No. V.C.

Agenda Item: 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

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 93-50-CUP/PP - Consider recommending approval of an Ordinance granting a conditional use permit for an elementary school, and consider recommending approval of a preliminary plat containing 11 acres located on Dalton Drive west of SH 205.

Item Presented By: Applicant, Joe Holt-Owner/Rockwall Independent School District - Purchaser.

Action Needed: Hold Public Hearing and consider recommending approval of a conditional use permit. Consider recommending approval of a preliminary plat.

Background Information: The applicant is requesting a conditional use permit for an elementary school and has submitted a preliminary plat containing 11 acres for the proposed elementary school. The school is also requesting a reduction in the amount of escrow required for the improvement of Dalton Road. The City's current policy is to require 50% of the cost to improve the street fronting the subject tract being platted. The school district is requesting this amount be reduced to 25% of the cost. A copy of the letter from RISD requesting this reduction is attached.

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

1. That the applicant submit a completed site plan when the final plat is submitted for approval.
2. That the escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the subject tract being platted.

Attachments:

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

Agenda Item: P&Z 93-50-CUP/PP



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-50-CUP (RISD)
DATE: January 7, 1994

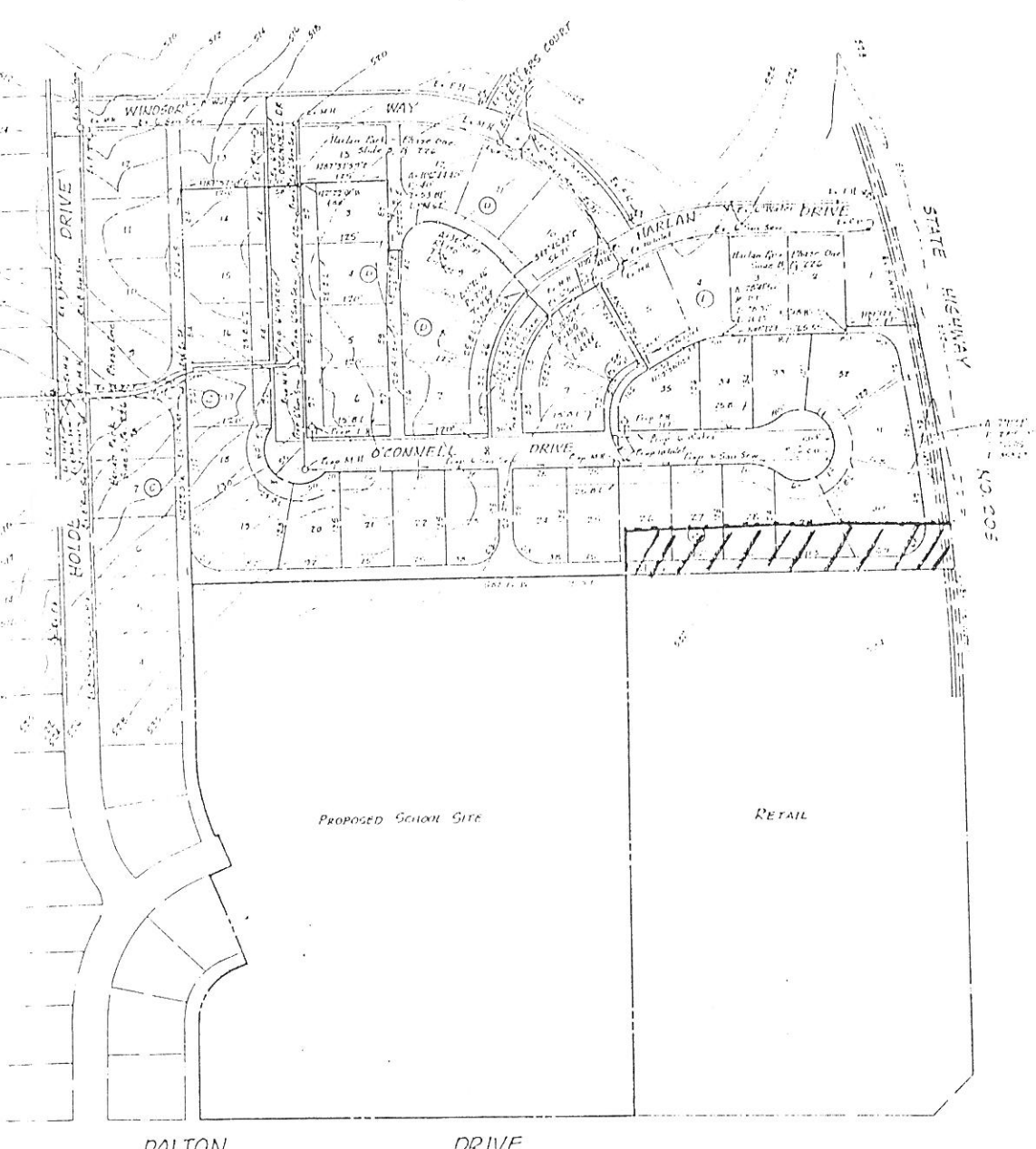
Comments:

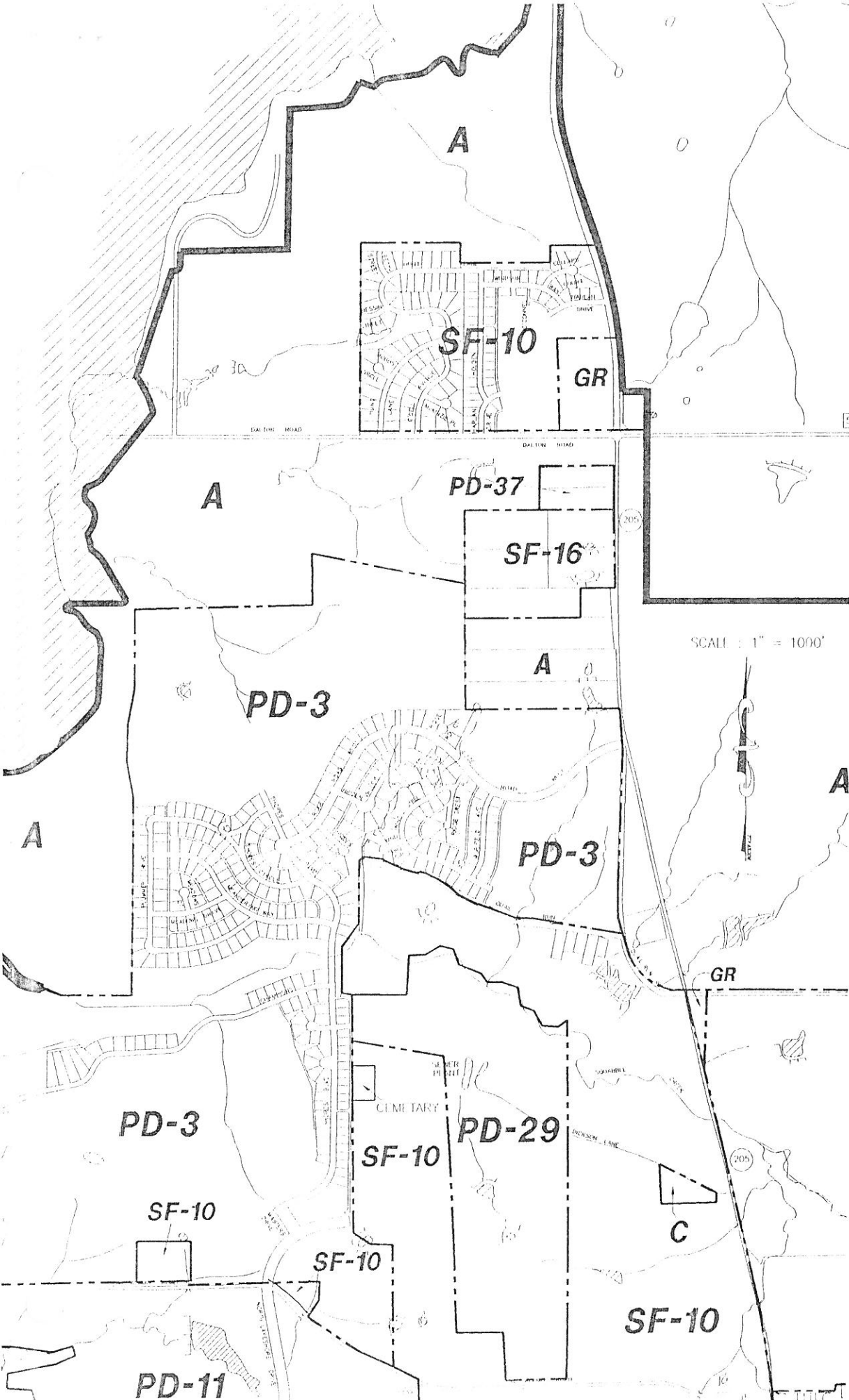
The applicant requests a conditional use permit for the construction and operation of an elementary school. The Site is current zoned SF10. The proposed site is adjacent to existing single family residential, and a single family residential subdivision has been proposed to the north of the site.

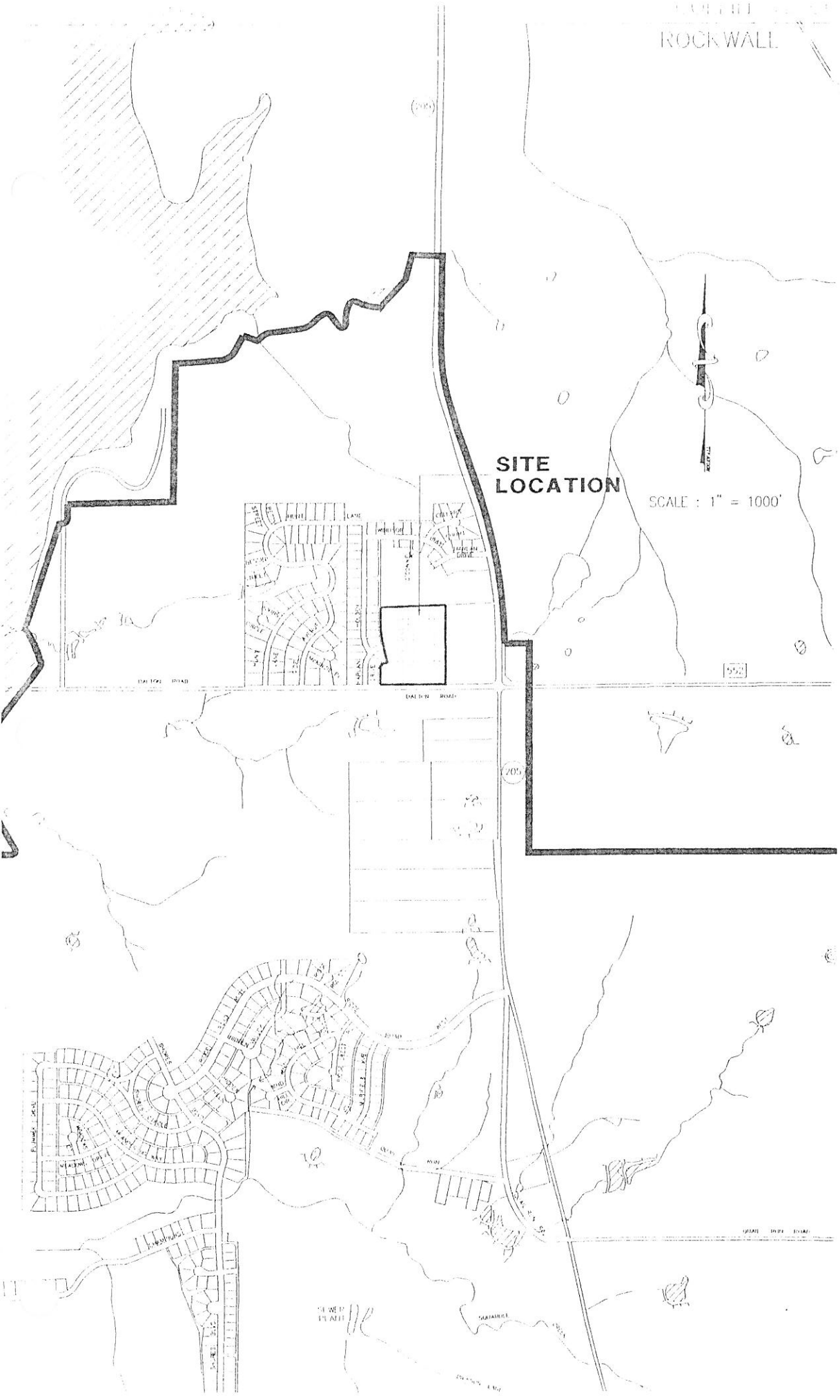
The location of a school site at this location is in basic agreement with neighborhood planning principles and also is in compliance with the comprehensive plan.

The application has not indicated the acreage of the site, nor has a detailed site plan been provided. We would recommend that a condition of this CUP should be that the applicant be required to submit the completed site plan before the Planning and Zoning Commission and City Council for approval, prior to issuance of a building permit.

N







**SITE
LOCATION**

SCALE : 1" = 1000'



EDEN ROAD

205

552

UTAH DRIVE ROAD

TRIP
TRAIL

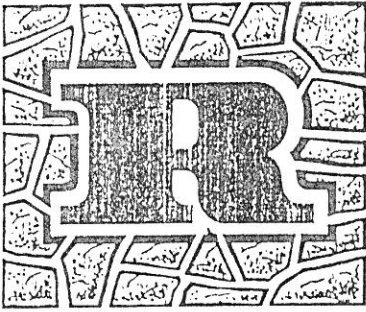
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ROCKWALL INDEPENDENT SCHOOL DISTRICT

801 EAST WASHINGTON • ROCKWALL, TEXAS 75087 • (214) 771-0605

Wayne Bingham,
Superintendent

January 5, 1994

To: Honorable Alma Williams, Mayor, and the Members of the City Council of the City of Rockwall, Texas

From: Wayne Bingham, Superintendent of Schools, Rockwall Independent School District

Re: Request for a Waiver to the Street Escrow Requirements under the Sub-division Regulations and/or Ordinances of the City of Rockwall in relation to a proposed school site consisting of 11 acres, more or less, being fully described on Exhibit A hereto (School Tract).

The Rockwall Independent School District (District) is currently considering purchasing the above-identified tract of land for a future elementary school site. The District's purchase of the tract depends on several things including, but not limited to, the tract being properly zoned for school purposes and the District's total cost in the land including any improvements to be made to Dalton Road on which the property fronts. We feel that it is in the best interest of both the District and the City of Rockwall (City) that these costs be determined as soon as practical.

We request that the City and the District enter into a Facilities Agreement whereby the District only be required to pay into escrow 25% of the estimated costs of improvements to Dalton Road, which would be consistent with any future assessment under the City's current policies. We are referring to that portion of Dalton Road on which the School Tract fronts. The District proposes to pay its portion of the expense of the improvements at the time of final platting or at the time the District becomes the owner of the tract whichever occurs last.

This request is contingent on the District purchasing the proposed tract and the tract being zoned for school purposes.

Respectfully submitted,

Wayne Bingham, Superintendent of Schools
Rockwall Independent School District

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, also being part of that certain tract of land conveyed to Julie Harlan Hudson from Harry Harlan, et ux, by Deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Hudson tract in the center of Dalton Road, at the Northwest corner of the W.T. Deweese Survey, Abstract No. 71, said point being the Southwest corner of Harlan Park, Phase One, an addition to the City of Rockwall recorded in Slide b, Page 226, Plat Records, Rockwall County, Texas;

THENCE: North 88 degrees 12' 00" East a distance of 325.62 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod set for a corner and the Point of Beginning;

THENCE: Along the Easterly lines of said Addition, all to 1/2" iron rods set for a corner, as follows: North 01 degree 48' 00" West a distance of 40.00 feet; North 02 degrees 22' 01" West a distance of 146.07 feet to the beginning of a curve to the right having a central angle of 67 degrees 52' 01", a radius of 75.00 feet, and a chord that bears North 31 degrees 34' 00" East a distance of 83.73 feet; Along said curve an arc distance of 88.84 feet to the point of tangency of said curve; North 65 degrees 30' 00" East a distance of 26.03 feet; North 24 degrees 30' 00" West a distance of 140.00 feet; North 65 degrees 30' 00" East a distance of 34.65 feet; North 24 degrees 30' 00" West a distance of 50.00 feet; South 65 degrees 30' 00" West a distance of 5.00 feet to an intersecting curve to the right having a central angle of 22 degrees 07' 59", a radius of 295.00 feet, and a chord that bears North 13 degrees 26' 00" West a distance of 113.25 feet, along said curve an arc distance of 113.96 feet to the point of tangency of said curve, and North 02 degrees 22' 01" West a distance of 264.62 feet;

THENCE: North 88 degrees 12' 00" East a distance of 620.08 feet to a 1/2" iron rod set for a corner on the West line of that 8.7400 acre tract of land described in Deed recorded in Volume 809, Page 271, Deed Records, Rockwall County, Texas;

THENCE: South 00 degrees 22' 01" East a distance of 828.34 feet with said West line to a 1/2" iron rod set for a corner in the center of Dalton Road;

THENCE: South 88 degrees 12' 00" West a distance of 625.43 feet with said centerline to the Point of Beginning and containing 11.6053 acres of land, including 0.5741 acres contained within a future 40.00 foot wide road dedication, leaving 11.0312 acres of land net.

MINUTES OF THE ROCKWALL CITY COUNCIL
JANUARY 17, 1994

5 **Call to Order**

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

10

Consent Agenda

Approval of Minutes of January 3, 1994

15

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

20

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

25

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

30

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

Appointments/Public Hearings/Plats

35

Report from the Planning and Zoning Commission Chairman

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

40

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

Mayor Williams opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

135

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

140

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

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

145

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

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

150

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

1

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

160

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

165

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

170

Oppermann seconded the motion which passed unanimously.

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
185 improvement impediments were nearly completed. She informed Council that the County
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

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 A SCHOOL IN A RESIDENTIAL ZONING DISTRICT ON A TRACT OF LAND DESCRIBED HEREIN; 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 a school in a residential zoning district has been requested by the Rockwall Independent School District on a tract of land described herein; 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 a school in a residential zoning district on a tract of land described on Exhibit "A", attached hereto and made a part hereof.

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 a site plan of the site be submitted to the Commission and City Council for review and approval at the time the final plat is submitted for approval.

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: _____



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 Rockwall Independent School District for a Conditional Use Permit for an elementary school location on Dalton Road west of SH 205 and further described on Exhibit "A" a location map is also attached.

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 93-50-CUP

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

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

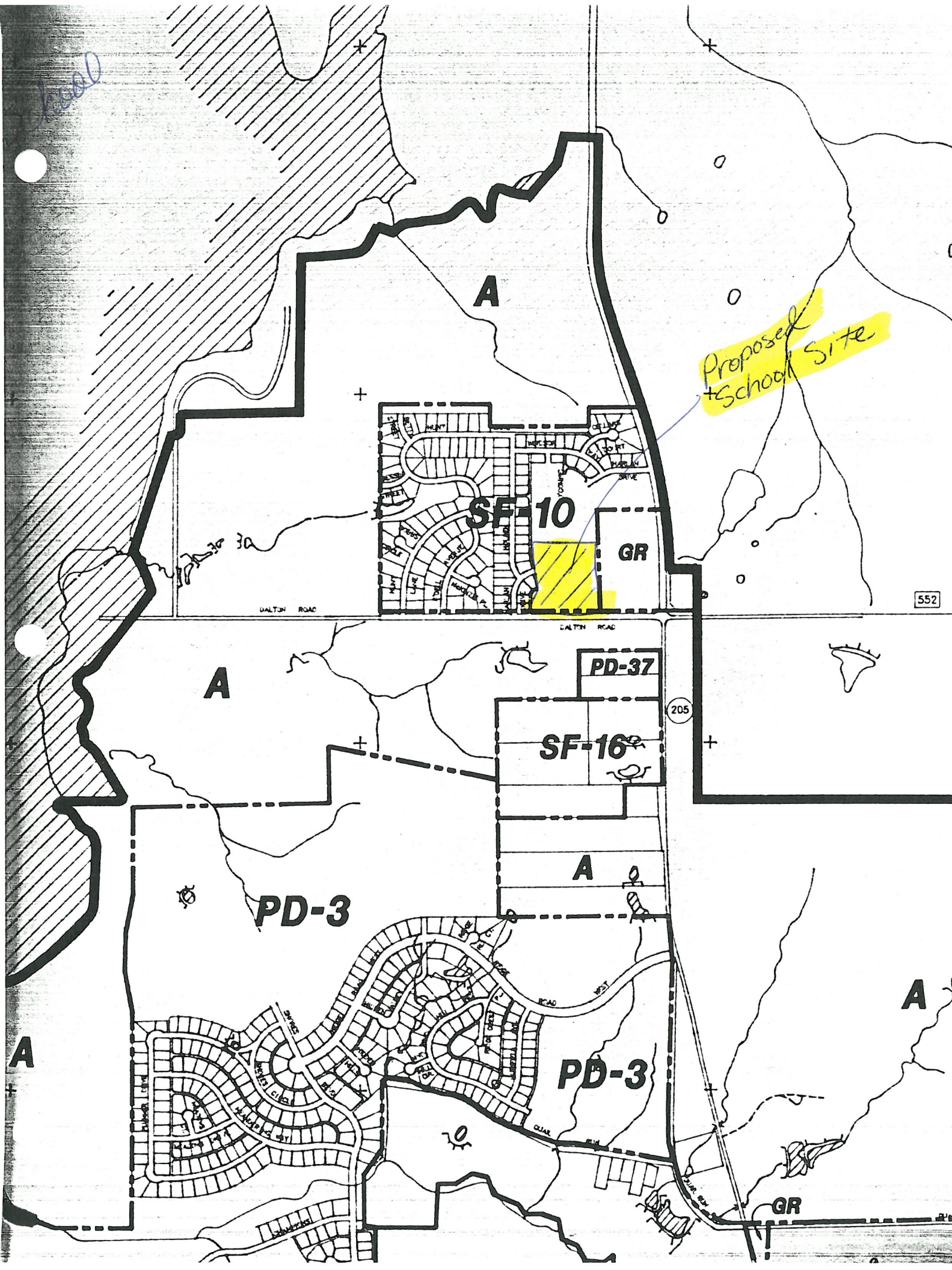
- 1.
- 2.
- 3.

Signature _____

Address _____

road

Proposed School Site



552

205

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, also being part of that certain tract of land conveyed to Julie Harlan Hudson from Harry Harlan, et ux, by Deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Hudson tract in the center of Dalton Road, at the Northwest corner of the W.T. Dewese Survey, Abstract No. 71, said point being the Southwest corner of Harlan Park, Phase One, an addition to the City of Rockwall recorded in Slide b, Page 226, Plat Records, Rockwall County, Texas;

THENCE: North 88 degrees 12' 00" East a distance of 325.62 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod set for a corner and the Point of Beginning;

THENCE: Along the Easterly lines of said Addition, all to 1/2" iron rods set for a corner, as follows: North 01 degree 48' 00" West a distance of 40.00 feet; North 02 degrees 22' 01" West a distance of 146.07 feet to the beginning of a curve to the right having a central angle of 67 degrees 52' 01", a radius of 75.00 feet, and a chord that bears North 31 degrees 34' 00" East a distance of 83.73 feet; Along said curve an arc distance of 88.84 feet to the point of tangency of said curve; North 65 degrees 30' 00" East a distance of 26.03 feet; North 24 degrees 30' 00" West a distance of 140.00 feet; North 65 degrees 30' 00" East a distance of 34.65 feet; North 24 degrees 30' 00" West a distance of 50.00 feet; South 65 degrees 30' 00" West a distance of 5.00 feet to an intersecting curve to the right having a central angle of 22 degrees 07' 59", a radius of 295.00 feet, and a chord that bears North 13 degrees 26' 00" West a distance of 113.25 feet, along said curve an arc distance of 113.96 feet to the point of tangency of said curve, and North 02 degrees 22' 01" West a distance of 264.62 feet;

THENCE: North 88 degrees 12' 00" East a distance of 620.08 feet to a 1/2" iron rod set for a corner on the West line of that 8.7400 acre tract of land described in Deed recorded in Volume 809, Page 271, Deed Records, Rockwall County, Texas;

THENCE: South 00 degrees 22' 01" East a distance of 828.34 feet with said West line to a 1/2" iron rod set for a corner in the center of Dalton Road;

THENCE: South 88 degrees 12' 00" West a distance of 625.43 feet with said centerline to the Point of Beginning and containing 11.6053 acres of land, including 0.5741 acres contained within a future 40.00 foot wide road dedication, leaving 11.0312 acres of land net.

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.

Case No. PZ 93-50-CUP

I am in favor of the request for the reasons listed below ZB [Signature]

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

1. Close proximity of school for children
2. Possible increase in value of property
- 3.

Signature [Signature]
Karin Jansenbaker

Address 7105 Hartan Dr
Rockwall, TX 75087

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

Case No. PZ 93-50-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. Devalue our property
2. Noise
3. traffic

Signature [Signature]
William Ehlman

Address 7107 Hartan Dr
Rockwall TX 75087

Case No. PZ 93-50-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

Cheryl P. Collins

Address

7104 Harlan

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

Case No. PZ 93-50-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. School grounds would abut our backyard on the alley on the east and our driveway on the north side.
2. we are a retired couple that wanted a reasonably quiet neighborhood. Husband is a heart patient.
3. The value of our property will drop.

Signature

Mr. + Mrs. Norman Kelley

Address

7106 Harlan Dr.

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

Jan. 10, 1994

Denise LaRue
Community Development Coordinator

Re: Case No. PZ 93-50-CUP

Two years ago we were shown plans of Harlan Park with streets and lots all laid out. Our section of Harlan Drive was to be connected with Harlan Drive on the other side. We bought our house in anticipation of a quiet, friendly neighborhood and thus moved in 18 months ago.

If this school is built here, as the developer hopes to do, it will become a hangout for undesirables at night as has happened at other schools. We fear property damage and harassment from these people.

My husband has suffered two heart attacks and in 1986 he had a triple by-pass operation. A school located next to our home would cause him a great deal of stress

- 2 -

We strongly urge that you not allow this school to be built at this site.

Sincerely,

Mrs. + Mrs. Norman Helley

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R10321 (10187) 0029-0000-0068-00-OR SINGLETON TOMMY A TRUSTEE C/O KEN E ANDREWS & CO P O BOX 489 SEAGOVILLE, TX 75159	A0029 R BALLARD, TRACT 68, ACRES 7.653, (PT OF 20.481 AC TR) SITUS: ALUMINUM PLANT RD LAND SPTB: D4	
R10322 (10277) 0029-0000-0070-00-OR PAYNE ALFRED E 1002 SQUABBLE CREEK LANE ROCKWALL, TX 75087	A0029 R BALLARD, TRACT 70, ACRES 0.3, (PT OF 7.75 AC TR) LAND SPTB: C1	
R10323 (10297) 0029-0000-0072-00-OR SPILLMAN JAMES T JR ET UX 402 NASH ROCKWALL, TX 75087	R BALLARD SURVEY AB 29 TR 72 1.742 AC LAND SPTB: C1	
R10327 (50802) 0030-0000-0004-00-OR TAYLORBANC FEDERAL S&L ASSOC P O BOX 632 TAYLOR, TX 76574-0632	A0030 T R BAILEY, TRACT 4, ACRES 22.733 LAND SPTB: D4	<i>GAIL RAWLING 1-713-623-020 COASTAL REALTY</i>
R10328 (31901) 0030-0000-0004-01-OR TAYLOR BANC SAVINGS ASSN C/O REALTY TAX CONSULTANTS P O BOX 26810 AUSTIN, TX 78755	A0030 T R BAILEY, TRACT 4-1, ACRES 8.74 LAND SPTB: D4	
R10584 (53007) 0064-0000-0001-03-OR FEDERAL DEPOSIT INSURANCE CORP RCVR INDEPENDENT BANK-ROCKWALL P O BOX 809049 DALLAS, TX 75380	A0064 E P G CHISUM, TRACT 1-3, ACRES 1.080 LAND SPTB: C1	<i>826 7882</i>
R10585 (49813) 0064-0000-0002-00-OR BROWN MITCHELL H JR RT 4 BOX 104 GRAND SALINE, TX 75140	A0064 E P G CHISUM, TRACT 2, ACRES 5.568 SITUS: BETWEEN IH-30 & TUBBS RD LAND SPTB: D3	
R32939 (49812) 0064-0000-0002-02-OR BROWN GEORGE 6889 SOUTH NIAGARA COURT ENGLEWOOD, CO 80112-1012	A0064 E P G CHISUM, TRACT 2-02, ACRES 5.804 LAND SPTB: D3	
R10586 (11882) 0064-0000-0003-00-OR CHILTON J E R III P O BOX 775	E P G CHISUM & J SMITH AB 64 TR 3 16.790 AC LAND SPTB: D4	

5803 GREENVILLE AVE LAND SPTB: D3
DALLAS, TX 75206-2997

R30871 (10602) A0071 W T DEWEESE, TRACT 2-1, ACRES
0071-0000-0002-01-OR 60.65, (PT OF 599.8 AC TR)
CARUTH W W JR - ESTATE OF
5803 GREENVILLE AVE LAND SPTB: D1
DALLAS, TX 75206-2997

Rockwall County Appraisal District A C A D S Y S T
THE SOFTWARE GROUP, INC. 1993 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R10663 (27893) 0071-0000-0003-00-OR CHENAULT LAURA L 3057 NORTH GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 3, ACRES 8.0156 LAND SPTB: D4	
R10666 (10606) 0071-0000-0005-00-OR CROFFORD LARRY G ET UX 3051 N GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 5, ACRES 10 SITUS: 3051 N GOLIAD LAND SPTB: E1, IMP. SPTB: E1 T1083 - BANC ONE MTG CORP, #	
R10667 (27893) 0071-0000-0006-00-OR CHENAULT LAURA L 3057 NORTH GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 6, ACRES 1.965 LAND SPTB: A1, IMP. SPTB: A1	DA \$ TOT \$
R10669 (27754) 0071-0000-0008-01-OR PETERSON RICHARD H ETUX 803 DALTON RD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 8-01, ACRES 1, (PT OF 12 AC TR) SITUS: 803 DALTON RD LAND SPTB: E1, IMP. SPTB: E1 T2934 - GE MORTGAGE CAPITAL COR, #	
R10670 (27754) 0071-0000-0008-02-OR PETERSON RICHARD H ETUX 803 DALTON RD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 8-02, ACRES 11, (PT OF 12 AC TR) LAND SPTB: D1	
R26919 (27890) 0071-0000-0008-03-OR FREE METHODIST CHURCH OF NORTH AMERICA 302 N GOLIAD ROCKWALL, TX 75087	A0071 W T DEWEESE, TRACT 8-3, ACRES 5 LAND SPTB: C1	
R10694 (10631) 0072-0000-0013-01-OR CITY OF ROCKWALL 205 W RUSK ROCKWALL, TX 75087	WM DALTON AB 72 TR 13-1 4.000 AC EXEMPT (OLD LAND FILL) SITUS: EXEMPT (OLD LAND FILL) LAND SPTB: C1	** EX
R10733 (37655) 0077-0000-0005-00-OR	A0077 E M ELLIOTT, TRACT 5, ACRES 16.779, (PT OF 80.779 AC TR)	

Rockwall County Appraisal District
 THE SOFTWARE GROUP, INC.

A C A D S Y
 1993 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION
R31178 (12555) 3808-000C-0021-00-OR FAULKNER D L ET AL 1785 E I-30 GARLAND, TEXAS 75043	HARBOR LANDING PHASE 2, BLOCK C, LOT 21 SITUS: PORTVIEW PLACE LAND SPTB: C1
R31179 (12555) 3808-000C-0022-00-OR FAULKNER D L ET AL 1785 E I-30 GARLAND, TEXAS 75043	HARBOR LANDING PHASE 2, BLOCK C, LOT 22 SITUS: PORTVIEW PLACE LAND SPTB: C1
R31180 (12555) 3808-000C-0023-00-OR FAULKNER D L ET AL 1785 E I-30 GARLAND, TEXAS 75043	HARBOR LANDING PHASE 2, BLOCK C, LOT 23 SITUS: HARBORVIEW DR LAND SPTB: C1
R31181 (12555) 3808-000C-0024-00-OR FAULKNER D L ET AL 1785 E I-30 GARLAND, TEXAS 75043	HARBOR LANDING PHASE 2, BLOCK C, LOT 24 SITUS: HARBORVIEW DR LAND SPTB: C1
R31182 (12555) 3808-000C-0025-00-OR FAULKNER D L ET AL 1785 E I-30 GARLAND, TEXAS 75043	HARBOR LANDING PHASE 2, BLOCK C, LOT 25 SITUS: HARBORVIEW DR LAND SPTB: C1
R27054 (50921) 3813-000A-0001-A0-OR POLLARD CHARLES A SR ETUX DORI 8413 BRIDGEWATER DR ROWLETT, TX 75088	HAIRSTON ADDN, BLOCK A, LOT 1 PT, ACRES 1.0225 LAND SPTB: C1
R33389 (52575) 3813-000A-0001-B0-OR CLARK BOBBY GENE & AUDREY A 1595 SUNSET HILL DR ROCKWALL, TX 75087	HAIRSTON ADDN, BLOCK A, LOT 1 PT, ACRES 0.5165 LAND SPTB: C1
R27055 (52575) 3813-000A-0002-00-OR CLARK BOBBY GENE & AUDREY A 1595 SUNSET HILL DR ROCKWALL, TX 75087	HAIRSTON ADDN, BLOCK A, LOT 2, ACRES 1.195 SITUS: 1595 SUNSET HILL LAND SPTB: A1, IMP. SPTB: A1

R27055 (52575) HAIRSTON ADDN, BLOCK A, LOT 2,
 3813-000A-0002-00-OR ACRES 1.195
 CLARK BOBBY GENE & AUDREY A
 1595 SUNSET HILL DR SITUS: 1595 SUNSET HILL
 ROCKWALL, TX 75087 LAND SPTB: A1, IMP. SPTB: A1
 T2190 - NATIONSBANC MORTGAGE CO. #

R27195 (52680) HARLAN PARK PH 1, BLOCK A, LOT 10
 3816-000A-0010-00-OR
 KELLEY NORMAN R & PHYLLIS J SITUS: 7106 HARLAN DR
 7106 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1
 ROCKWALL, TX 75087

Rockwall County Appraisal District
 THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT:
R27196 (52465) 3816-000A-0011-00-OR CLINE MARK D & TRACY K 7104 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK A, LOT 11 SITUS: 7104 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1	
R27197 (52426) 3816-000A-0012-00-OR ANDERSON PATRICK STEVEN & ROSE 7102 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK A, LOT 12 SITUS: 7102 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R27198 (52311) 3816-000A-0013-00-OR TARVER MARK J & ANGELA D 7100 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK A, LOT 13 SITUS: 7100 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	
R27199 (52404) 3816-000B-0001-00-OR SHOEMAKE KEVIN M & NANCY A 7101 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 1 SITUS: 7101 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 00560 - TEMPLE-INLAND MORTGAGE , #	
R27200 (39900) 3816-000B-0002-00-OR WEBB BERRY ET UX P O BOX 612 FORNEY, TX 75126	HARLAN PARK PH 1, BLOCK B, LOT 2 SITUS: 7103 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1	
R27201 (51595) 3816-000B-0003-00-OR BLANKENBAKER JOHN FORD & ZARIN 7105 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 3 SITUS: 7105 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 T2588 - METMOR FINANCIAL INC, #	
R27202 (51596) 3816-000B-0004-00-OR ESHLEMA WILLIAM HOWARD & JUDIT 7107 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 4 SITUS: 7107 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
R27203 (51037) 3816-000B-0005-00-OR RON STANBERRY CUSTOM HOMES	HARLAN PARK PH 1, BLOCK B, LOT 5 SITUS: HOLDEN DR	

R27055 (52575) HAIRSTON ADDN, BLOCK A, LOT 2,
 3813-000A-0002-00-OR ACRES 1.195
 CLARK BOBBY GENE & AUDREY A
 1595 SUNSET HILL DR SITUS: 1595 SUNSET HILL
 ROCKWALL, TX 75087 LAND SPTB: A1, IMP. SPTB: A1
 T2190 - NATIONSBANC MORTGAGE CO, #

R27195 (52680) HARLAN PARK PH 1, BLOCK A, LOT 10
 3816-000A-0010-00-OR
 KELLEY NORMAN R & PHYLLIS J SITUS: 7106 HARLAN DR
 7106 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1
 ROCKWALL, TX 75087

Rockwall County Appraisal District
 THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R27196 (52465) 3816-000A-0011-00-OR CLINE MARK D & TRACY K 7104 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK A, LOT 11 SITUS: 7104 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1	
R27197 (52426) 3816-000A-0012-00-OR ANDERSON PATRICK STEVEN & ROSE 7102 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK A, LOT 12 SITUS: 7102 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R27198 (52311) 3816-000A-0013-00-OR TARVER MARK J & ANGELA D 7100 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK A, LOT 13 SITUS: 7100 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	
R27199 (52404) 3816-000B-0001-00-OR SHOEMAKE KEVIN M & NANCY A 7101 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 1 SITUS: 7101 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 00560 - TEMPLE-INLAND MORTGAGE , #	
R27200 (39900) 3816-000B-0002-00-OR WEBB BERRY ET UX P O BOX 612 FORNEY, TX 75126	HARLAN PARK PH 1, BLOCK B, LOT 2 SITUS: 7103 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1	
R27201 (51595) 3816-000B-0003-00-OR BLANKENBAKER JOHN FORD & ZARIN 7105 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 3 SITUS: 7105 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 T2588 - METMOR FINANCIAL INC, #	
R27202 (51596) 3816-000B-0004-00-OR ESHLEMA WILLIAM HOWARD & JUDIT 7107 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 4 SITUS: 7107 HARLAN DR LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
R27203 (51037) 3816-000B-0005-00-OR	HARLAN PARK PH 1, BLOCK B, LOT 5	

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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R27205 (52659) 3816-000B-0007-00-OR SMITH JEFF B & LAURA A 7113 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 7 SITUS: 7113 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1	
R27206 (52601) 3816-000B-0008-00-OR TAYLOR ROBERT C & LINDA J 7115 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 8 SITUS: 7115 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1	
R27207 (49710) 3816-000B-0009-00-OR RAKICH CEDO AND JULIA 503 N FANNIN ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 9 SITUS: HOLDEN DR LAND SPTB: C1	
R27208 (52290) 3816-000B-0010-00-OR ROBERTSON RYAN L & MARCI L 7119 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 10 SITUS: 7119 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 00560 - TEMPLE-INLAND MORTGAGE, #	
R27209 (53267) 3816-000B-0011-00-OR ERVIN JAMES L & NANCY A 7121 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 11 SITUS: 7121 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1	
R27210 (51037) 3816-000B-0012-00-OR RON STANBERRY CUSTOM HOMES RT 4 BOX 328-S TERRELL, TX 75160	HARLAN PARK PH 1, BLOCK B, LOT 12 SITUS: HOLDEN DR LAND SPTB: C1	
R27211 (51038) 3816-000B-0013-00-OR MCCARTY ROBERT J JR & ANNETTE 201 FERNDAL DR LEWISVILLE, TX 75067	HARLAN PARK PH 1, BLOCK B, LOT 13 SITUS: 7125 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 00050 - AMERICAN NATIONAL BANK, #	
R27212 (34560)	HARLAN PARK PH 1, BLOCK B, LOT 14	

R27212 (34560) HARLAN PARK PH 1, BLOCK B, LOT 14
3816-000B-0014-00-OR
HAGLER DENNIS M ETUX SITUS: 7127 HOLDEN DR
7127 HOLDEN DRIVE LAND SPTB: A1, IMP. SPTB: A1
ROCKWALL, TX 75087 00460 - NATIONAL MORTGAGE CO, #

R27213 (52709) HARLAN PARK PH 1, BLOCK B, LOT 15
3816-000B-0015-00-OR
WETTER JEFFERY M & JENNIFER A SITUS: 7129 HOLDEN DR
7129 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1
ROCKWALL, TX 75087

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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMI
R27214 (49902) 3816-000B-0016-00-OR PLOSKI TERENCE J ETUX 7131 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 16 SITUS: 7131 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 F0100 - ACCUBANC MORTGAGE, #	
R27215 (49398) 3816-000B-0017-00-OR SAVILLE DAVID L & LINDA S SCEB 7133 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 17 SITUS: 7133 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 F1300 - COMERICA BANK - DETROIT, #	
R27216 (51039) 3816-000B-0018-00-OR LUCAS ZELVA P O BOX 661 ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 18 SITUS: 7135 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1	
R27217 (49973) 3816-000B-0019-00-OR PAYNE JAMES WILLIAM & WANDA L 7137 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 19 SITUS: 7137 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 F1300 - COMERICA BANK - DETROIT, #	
R27218 (34561) 3816-000C-0001-00-OR THOMAS MICHEAL D ETUX 7110 HOLDEN DRIVE ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 1 SITUS: 7110 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 00120 - COMMODORE FINANCIAL SER, #	
R27219 (50173) 3816-000C-0002-00-OR ANDERSON DENNIS P O BOX 162 ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 2 SITUS: 7112 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1	
R27220 (52971) 3816-000C-0003-00-OR STEPHENSON JOHN W & ROBIN R 7114 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 3 SITUS: 7114 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1	
R27221 (52127) 3816-000C-0004-00-OR PARISH DANNY JOE & MARI KAY	HARLAN PARK PH 1, BLOCK C, LOT 4 SITUS: 7116 HOLDEN DR	

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R27223 (51037) 3816-000C-0006-00-OR RON STANBERRY CUSTOM HOMES RT 4 BOX 328-S TERRELL, TX 75160	HARLAN PARK PH 1, BLOCK C, LOT 6 SITUS: HOLDEN DR LAND SPTB: C1
R27224 (51037) 3816-000C-0007-00-OR RON STANBERRY CUSTOM HOMES RT 4 BOX 328-S TERRELL, TX 75160	HARLAN PARK PH 1, BLOCK C, LOT 7 SITUS: HOLDEN DR LAND SPTB: C1
R27225 (49404) 3816-000C-0008-00-OR BLANKENSHIP JOHNNIE D ETUX 7124 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 8 SITUS: 7124 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 F1300 - COMERICA BANK - DETROIT, #
R27226 (51615) 3816-000C-0009-00-OR HENN WILLIAM E 7126 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 9 SITUS: 7126 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 F3000 - LOMAS THREE, #
R27227 (34319) 3816-000C-0010-00-OR ALLEN ROBERT ETUX 7128 HOLDEN DRIVE ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 10 SITUS: 7128 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 F0100 - ACCUBANC MORTGAGE, #
R27228 (34409) 3816-000C-0011-00-OR BURCHYETT JAMES ETUX 7130 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 11 SITUS: 7130 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1 T2334 - A MORTGAGE COMPANY, #
R27229 (51752) 3816-000C-0012-00-OR BRAY GLENN BRUCE & RHONDA G 7132 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 12 SITUS: 7132 HOLDEN DR LAND SPTB: A1, IMP. SPTB: A1