

CITY OF ROCKWALL

APPLICATION FOR FRONT YARD FENCE

Case No. P42 93-53-F

Date: 7/11/94

Filing Fee: \$35.00

Applicant: Duane + Ann Lites

Mailing Address: 601 Parks
Rockwall, TX

Phone: 771-4933

Legal Description of Property:

Description of Fence:

3' picket fence

93-53-F

January 9, 1994

Julie Couch
City Manager
City of Rockwall
205 W. Rusk
Rockwall, Tx 75087

Re: Request for front yard fence permit

Dear Ms. Couch,

Enclosed, please find a copy of a survey plat with the requested fence boundaries highlighted. I would like to request a fence permit to build a 3 foot picket fence that will be located in the front and side yards of **601 Parks Avenue**. The legal description is Lots 1, 2, 3, and the south twenty feet of Lot 4, all in BLOCK "C" of the FOREE Addition. The following dimensions estimate the total footage requested for the picket fence.

Front yard (Parks Ave.)	: 170 ft.
Side yard (Lillian St.)	: 90 ft.
Side yard (Lot 4)	: 60 ft.
 Total	 320 ft.

I will be attending the Zoning & Planning meeting on January 13th, and the City Council meeting on January 17th. I will be prepared to answer any questions about my fence permit request.

If you have any questions, please contact me at my home address or telephone number (214-771-4933) and I will contact you immediately.

Sincerely,



C. Duane Lites
601 Parks Avenue
Rockwall, Tx 75087

93-53-F

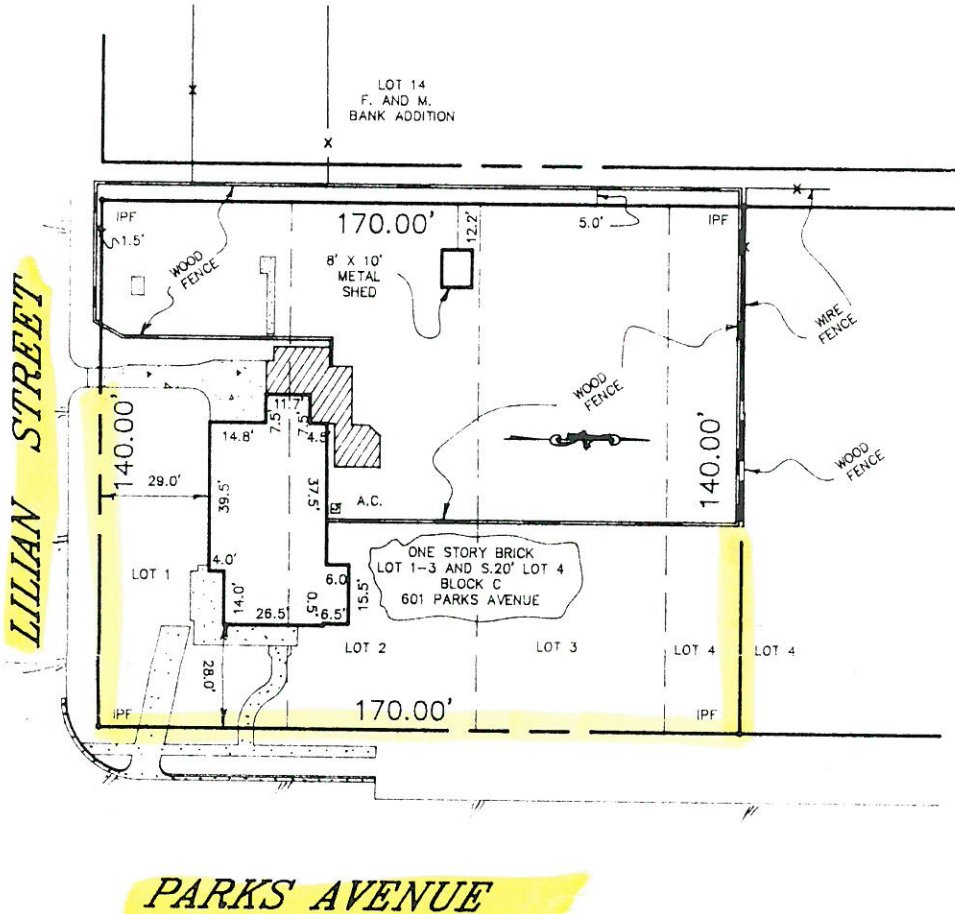
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 601 Parks Avenue in the City of Rockwall, Texas, being described as follows:

BEING LOTS 1, 2, 3 and the South Twenty feet (20') of LOT 4, all in BLOCK "C" of the FOREE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, as shown by the Plat of said Addition recorded in Volume 12, Page 569, Deed Records, Rockwall County, Texas.

According to the "FIRM" Map Community Panel No. 480547-0005-C Effective Date: June 16, 1992, located in Zone X, this property is not in a 100-year flood plain.



LILLIAN STREET

PARKS AVENUE

- Requested fence Line (3 Ft. Picket)

This plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN

This plat is for the exclusive use of Safeco Land Title of Rockwall in connection with their GF# 93-R-10497 and the undersigned surveyor is not responsible to any others.

SCALE 1"=40'
DATE 6-21-92
RE-SURVEY



B.L.S. & ASSOCIATES, INC.
965 SIDS ROAD / P.O. BOX 65
ROCKWALL, TEXAS 75087
ROCKWALL 722-3036 DALLAS 771-3036

Bob O. Brown

93-53-F

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: February 10, 1994

Agenda Item: P&Z 93-53-F - Hold Public Hearing and Consider Recommending Approval of a request from Duane Lites for a front yard fence for property located at 601 Parks Ave. also described as Lots 1, 2, 3, and the south twenty (20') feet of Lot 4 all in Block C of the Foree Addition.

Item Presented By: Applicant, Duane Lites

Action Needed: Hold Public Hearing and take Necessary Action. Consider recommending approval for a front yard fence.

Background Information: The applicant is requesting permission to construct a 3 foot high, wooden picket, front yard fence. The City's code permits this type of request provided the fence does not exceed 3 feet in height.

Recommendation: Staff recommends approval of the request provided the height of the fence does not exceed 3 feet in any location.

Attachments:

1. PRG Memorandum from Dan Boutwell, AICP.
2. Site Plan

Agenda Item: P&Z 93-53-F



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-53-F (Lites)
DATE: February 7, 1994

The applicant is requesting permission to construct a fence in the front yard of a residential property. The fence is proposed to be three feet in height and of wooden picket construction. The City Code permits a decorative fence to be constructed in the front yard upon approval and if it does not exceed three feet in height.

It is our opinion that a decorative fence located at this sight would not be a detriment to the neighborhood and would be in agreement with the City Code upon approval by the City.

If you have any comments or questions please do not hesitate to contact me.

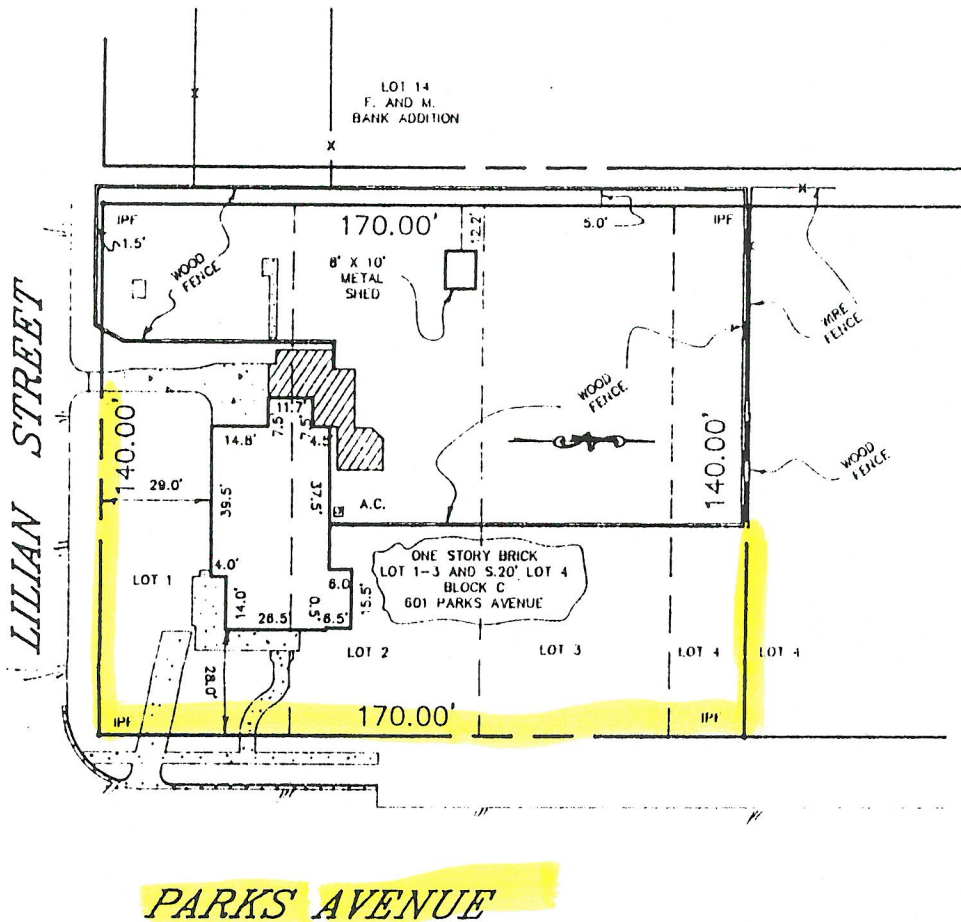
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According to the "FIRM" Map Community Panel No. 480547-0005-C Effective Date: June 16, 1992, located in Zone X, this property is not in a 100-year flood plain.



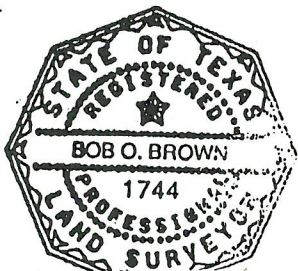
- Requested fence line (3ft. Picket)

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN

This plat is for the exclusive use of Safeco Land Title of Rockwall in connection with their GF# 93-R-10497 and the undersigned surveyor is not responsible to any others.

SCALE: 1"=40'
DATE: 6-11-92
RE-SURVEY
DRAWN



B.L.S. & ASSOCIATES, INC.
965 SIDS ROAD / P.O. BOX 65
ROCKWALL, TEXAS 75087
ROCKWALL 722-3036 DALLAS 771-3036

Bob O. Brown

93-53-F

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

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. PUBLIC HEARINGS
 - A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.
 - B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.
 - C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.
 - D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.
 - E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.
- IV. ACTION ITEMS
 - A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
 - B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.
- V. WORK SESSION
 - A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
 - B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
 - C. 94-5-Z Amendment to "PD-14" from Monty Oakley
 - D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

- E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park
- F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. ADJOURNMENT

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

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

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
February 28, 1994

5

I. CALL TO ORDER

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

II. PUBLIC HEARINGS/ZONING REQUESTS

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

20

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

Summary of Commissioners comments regarding this request:

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

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

30

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

35

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

40

* That the land use acreage as submitted be generally approved

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

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

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

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

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

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

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

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

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

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

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

100

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

105 The Chairman opened the Public Hearing.

Dub Douphrate outlined the request and recommended approval.

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

110

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

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

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

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

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

125

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

The Chairman opened the Public Hearing.

130

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

Douphrate also recommended approval of the zoning change.

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

The Chairman closed the public hearing.

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

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

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

The Chairman opened the public hearing.

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

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

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

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

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

The Chairman closed the public hearing.

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

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

175

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

The Chairman opened the public hearing.

Dub outlined the request and recommended approval of the request

185

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

190

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

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

195

III. ACTION ITEMS

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

200

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

205

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

210

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

215

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

Julie Couch outlined the request and recommended approval.

220

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

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

IV. ADJOURNMENT

225 There being no further business the meeting was adjourned.

230

ATTEST:

APPROVED:

Community Development Coordinator

Planning & Zoning Commission Chairman

235

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; 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.

55

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

60

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

65

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

70

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

75

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

Appointments/Public Hearings/Plats

80

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

85

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

Appointment with Planning & Zoning Commission Chairman

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

90

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

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

95

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

100

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

Ayes: Morgan and White

105

Against: Pappa, Hatfield, Oppermann and Welborn.

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

110

Ayes: Pappa, Hatfield, Oppermann, and Welborn

Against: Morgan and White

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

5

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

120

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

125

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

130

135

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

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

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

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

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Discuss and Consider Amending the Thoroughfare Plan Regarding Alamo Road

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

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

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

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

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

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

190 **Action/Discussion Items**

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

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

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

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

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

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

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

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

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

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

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

245 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.

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


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

260 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.

Adjournment

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

270 ATTEST:



City Secretary

APPROVED:



Mayor Pro-Tem



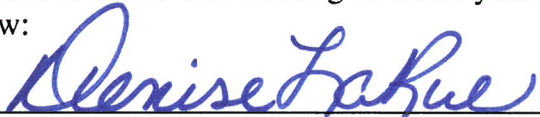
CITY OF ROCKWALL

"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 Duane Lites for a 3 foot in height Front Yard Picket Fence at 601 Parks Ave.

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 93-53-F

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM

PUBLIC NOTICE

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1. A request from Kirby Albright for a change in zoning from "A", Agricultural to "PD", Planned Development for single family uses, and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadydale Lane and further described as follows:
2. A request from MAHR Development for a change in zoning from "PD-11", Planned Development No. 11 and "SF-10", Single Family District Classification to "PD" Planned Development Classification for single family uses, and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road and further described as follows:
3. A request from the Rockwall Independent School District for approval of a Conditional Use Permit for an elementary school location located on Dalton Drive west of SH-205 and further described as follows:
4. A request from Aline McElroy Wood for a change in zoning from "A" Agricultural to "LI" light Industrial District Classification on a tract of land located on the north side of I-30 east of Industrial Drive and further described as follows:
5. A request from Walker Rowe for a Conditional Use Permit for guest/servants quarters in a single family zoning district for 1110 Vail Court and further described as Block F, Lot 26 of the Pinnacle Addition.
6. A request from Lenmar Development for an Amendment to "PD-7" and "PD-18", Planned Development Districts to provide for a change in approved land uses to include single family, zero lot line, multifamily, and commercial uses, and approval of a preliminary plan, approval of area requirements and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740 and further described as follows:

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



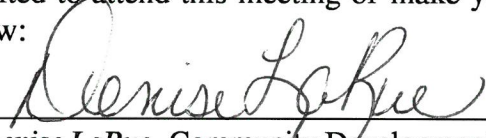
CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, February 10, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, February 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Duane Lites for a Front Yard Fence 3 feet in height at 601 Parks Ave.

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Denise LaRue, Community Development Coordinator

Case No. PZ 93-53-F

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

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

- 1.
- 2.
- 3.

Signature _____

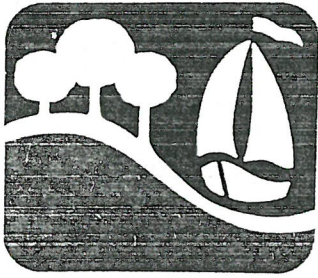
Address _____

PZ-PUBLICNOTICEFORM.FRM

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- 93-53-F** A request from Duane Lites for 3 foot in height front yard picket fence for 601 Parks Ave. and further described as Lot 1,2,3, Block C of the Foree Addition.
- 94-1-Z** A request from Thomas Haack for a change in zoning from "A", Agricultural to "LI", Light Industrial district classification for tract of land located on the south side I-30 service road and west of FM-549 and further described as follows:
- 94-2-Z** A request from Los Prados Development Co. for a change in zoning from "MF-15", Multi-Family-15 to "SF-7", Single Family-7 for property located on the north side of Yellowjacket Lane west of SH-205 Rail Road and further described as follows:
- 94-3-CUP** A request from Kerry Mason for a Conditional Use Permit to allow an accessory building in excess of 225 square feet for property located west of SH-205 and south of Dalton Road and further described as Lot 2, Block A, of the Mason Steed Addition.



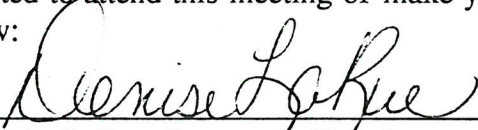
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Denise LaRue, Community Development Coordinator

Case No. PZ 93-53-F

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

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

- ① A front yard fence interrupts the "open effect" of our neighborhood front yards.
- ② Please inspect the rundown condition of the backyard fence at 601 Parks. In several years, a front fence will look just as bad, and there is no City Ordinance to mandate maintenance.
- ③ Our City Ordinances wisely prohibit front yard fences for these sound reasons.
Let's avoid an eyesore on Parks Avenue.

Signature _____

Address _____

Dana & Dana Borotik
509 Parks Ave.
771 3158

PZ-PUBLICNOTICEFORM.FRM

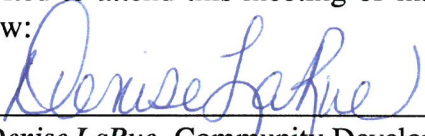


CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

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Case No. PZ 93-53-F

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

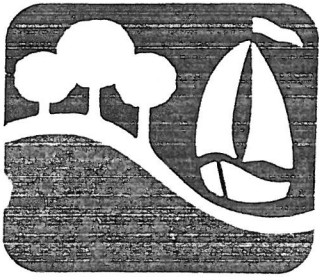
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM



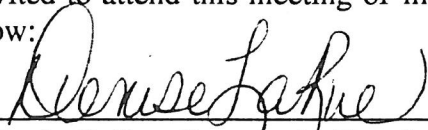
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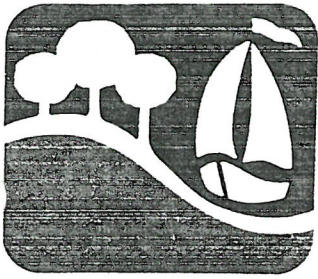
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature 

Address 605 Parks Ave

PZ-PUBLICNOTICEFORM.FRM



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Denise LaRue
Denise LaRue, Community Development Coordinator

Case No. PZ 93-53-F

CONFIDENTIAL

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

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

1. A front yard fence detracts the open effect of our neighborhood front yards.
2. The back yard fences at 601 Parks are now needing repair and are unsightly. In several years, a front yard fence can look as bad. Rockwall has no ordinance to mandate maintenance, and this can soon become an eyesore.

Signature Dana & Dana Fortak

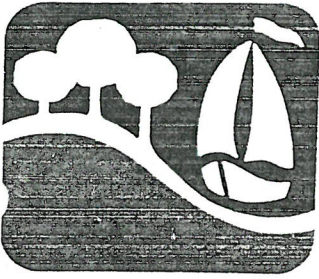
Address 509 Parks Ave.

PZ-PUBLICNOTICEFORM.FRM

③ The City has wisely banned front yard fences for these and other reasons. Let's not make an exception that will detract from the beauty of our neighborhood.

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

CONFIDENTIAL



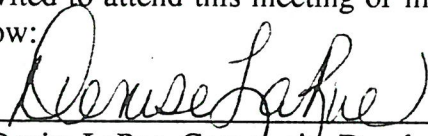
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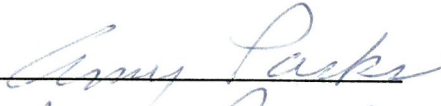
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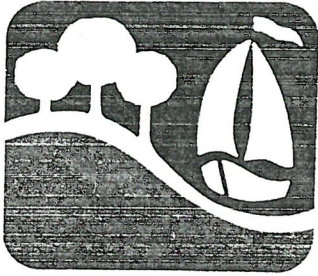
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Signature 
Address 604 Parks Ave,
This is my 3rd reply.

PZ-PUBLICNOTICEFORM.FRM



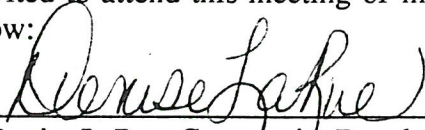
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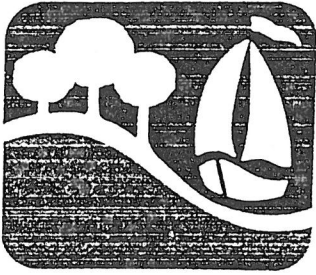
Case No. PZ 93-53-F

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

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

1. It's his property!
- 2.
- 3.

Signature Eddie R. Barnett Jr.
Address 501 Lillian St.



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Denise LaRue
Denise LaRue, Community Development Coordinator

Case No. PZ 93-53-F

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

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

1. *I think I know why they want*
2. *this fence and I think it is*
3. *fine, if they are happy.*

Signature Mary B. Irvin

Address 507 Parks

PZ-PUBLICNOTICEFORM.FRM

*Francis V. Irvin died in 1980.
I own the property at this address.
I answered the first one of these letters
some time ago!*

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

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

1. DETRACT FROM CONTINUITY OF PROPERTY LINES.
- 2.
- 3.

Signature Charmaie Mitchell

Address ~~510 PARIS~~

RT 2 BOX 11A
ROCKWALL

PZ-PUBLICNOTICEFORM.FRM

OWN 510 PARIS
ROCKWALL

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 *Cassidy R. Parks*
Address *604 Parks*

PZ-PUBLICNOTICEFORM.FRM

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

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

1. *So many over run his yard.*
- 2.
- 3.

Signature *Arvey R. Parks*

Address *604 Parks*

PZ-PUBLICNOTICEFORM.FRM

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

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

1. *I have no objection*
- 2.
- 3.

Signature Mary Irwin

Address 507 Parks Ave

PZ-PUBLICNOTICEFORM.FRM

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

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

1. DETRACTS FROM CONTINUITY OF PROPERTY (FRONT YARDS) LINES.
- 2.
- 3.

Signature Charmaine Mitchell

Address 510 Parks

PZ-PUBLICNOTICEFORM.FRM

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y
1993 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	
R16606 (33235) 3710-000B-0007-00-OR CLARKE ELIZABETH B & CHARMAINE MITCHELL RT 2 BOX 11A ROCKWALL, TX 75087	FOREE, BLOCK B, LOT 7 & 8 SITUS: 510 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	
R16607 (29275) 3710-000C-0001-00-OR LEMASTER MARK ETUX 601 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK C, LOT 1, 2, 3 S 20 FT OF 4 SITUS: 601 PARK AVE LAND SPTB: A1, IMP. SPTB: A1 T8317 - TROY & NICHOLS INC, #	
R16608 (51785) 3710-000C-0004-A0-OR SELDEN KENNETH ALAN 605 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK C, LOT N/30 OF 4, 5 & S/10 OF 6 SITUS: 605 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R16609 (51026) 3710-000C-0006-A0-OR CASTILLO AGAPITO & ESTELA 701 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK C, LOT ALL 7 & N 40' OF 6 SITUS: 701 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	
R16610 (51549) 3710-000C-0008-00-OR PESINA DOROTEO 703 PARKS ROCKWALL, TX 75087	FOREE, BLOCK C, LOT 8 SITUS: 703-705 PARKS LAND SPTB: A1, IMP. SPTB: A1	
R16611 (49393) 3710-000C-0009-00-OR WHISENHUNT MICHAEL RAY 707 CROTTY ST ROCKWALL, TX 75087	FOREE, BLOCK C, LOT 9 SITUS: 707 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	
R16612 (15590) 3710-000C-0010-00-OR BARRON JOSE M 709 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK C, LOT 10 SITUS: 709 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1 F2100 - FIRST GIBRALTAR BANK, #	
R16613 (15591) 3710-000C-0011-00-OR NIXON ALBERT 711 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK C, LOT 11 SITUS: 711 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	DA TO
R16614 (15592) 3710-000C-0012-00-OR COATS JERRY D 512 E HEATH ROCKWALL, TX 75087	FOREE, BLOCK C, LOT 12 SITUS: 512 E HEATH ST LAND SPTB: A1, IMP. SPTB: A1 00560 - TEMPLE-INLAND MORTGAGE, #	

709 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1
ROCKWALL, TX 75087 F2100 - FIRST G⁷ RALTAR BANK, #

R16613 (15591) FOREE, BLOCK C, LOT 11 OA* \$ 27,
3710-000C-0011-00-OR TOT \$ 27,
NIXON ALBERT
711 PARKS AVE SITUS: 711 PARKS AVE
ROCKWALL, TX 75087 LAND SPTB: A1, IMP. SPTB: A1

R16614 (15592) FOREE, BLOCK C, LOT 12
3710-000C-0012-00-OR
COATS JERRY D SITUS: 512 E HEATH ST
512 E HEATH LAND SPTB: A1, IMP. SPTB: A1
ROCKWALL, TX 75087 00560 - TEMPLE-INLAND MORTGAGE, #

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
R16615 (53379) 3710-000D-0001-00-OR MCGINNIS RNADY J & CHERYL A 602 PARKS AVE ROCKWALL, TX 75087	FOREE LOT 1,2 BLK D 602 CROTTY AVE SITUS: 602 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	
R16616 (15594) 3710-000D-0003-00-OR PARKS RAY M 604 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 3 & 4 SITUS: 604 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	OA \$ 30 TOT \$ 30
R16617 (32667) 3710-000D-0005-00-OR INGRAM GREGORY M/RHONDA R 606 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 5, 6 SITUS: 606 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1 T2603 - MIDLAND MORTGAGE CO. #	
R16618 (15596) 3710-000D-0007-00-OR LOWE W B 702 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 7 SITUS: 702 PARKS AVE LAND SPTB: C1	
R16619 (15596) 3710-000D-0008-00-OR LOWE W B 702 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 8 SITUS: 702 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1 - , # 001-200766-4	
R16620 (15596) 3710-000D-0009-00-OR LOWE W B 702 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 9 SITUS: PARKS AVE LAND SPTB: C1	
R16621 (15597) 3710-000D-0010-00-OR PECINA JOE ET UX 706 PARKS AVE ROCKWALL, TX 75081	FOREE, BLOCK D, LOT 10 SITUS: 706 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R16622 (51027) 3710-000D-0011-00-OR BLAKE DAVID G & SARAH E 708 PARKS AVE ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 11 SITUS: 708 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1 00130 - COUNTRYWIDE FUNDING COR, #	
R16623 (15599) 3710-000D-0012-00-OR SCHMIESING ALBERT W 507 WHITTLE WAY ROCKWALL, TX 75087	FOREE, BLOCK D, LOT 12 SITUS: 714 PARKS AVE LAND SPTB: A1, IMP. SPTB: A1	

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	EXEMP
R16553 (15531) 3690-0013-0000-A0-OR IRVIN F V 507 CROTTY ROCKWALL, TX 75087	F & M LOT BLK 13 PT LAND SPTB: F1, IMP. SPTB: F1	
R16554 (15532) 3690-0013-0000-B0-OR SEAY MARY EVELYN 602 AUSTIN ROCKWALL, TX 75087	F & M LOT BLK 13 PT 602 AUSTIN SITUS: 602 AUSTIN LAND SPTB: A1, IMP. SPTB: A1	
R16555 (15533) 3690-0013-0000-C0-OR DANIEL WELDON F 504 LILLIAN ST ROCKWALL, TX 75087	F & M LOT BLK 13 PT 506 LILLIAN SITUS: 506 LILLIAN LAND SPTB: A1, IMP. SPTB: A1	
R16556 (15534) 3690-0013-0000-D0-OR DANIEL W F 504 LILLIAN ROCKWALL, TX 75087	F & M LOT BLK 13 PT 504 LILLIAN SITUS: 504 LILLIAN LAND SPTB: A1, IMP. SPTB: A1	DA \$: TOT \$:
R16557 (15535) 3690-0014-0001-00-OR BARRON GILDARDO 505 LILLIAN ROCKWALL, TX 75087	F & M LOT 1 BLK 14 505 LILLIAN SITUS: 505 LILLIAN LAND SPTB: A1, IMP. SPTB: A1	
R16558 (15536) 3690-0014-0002-00-OR MCCALL OLLIE DUFFY 503 LILLIAN ROCKWALL, TX 75087	F & M LOT 2 BLK 14 503 LILLIAN SITUS: 503 LILLIAN LAND SPTB: A1, IMP. SPTB: A1	
R16559 (15537) 3690-0014-0003-00-OR BARNETT EDDIE RAY JR 501 LILLIAN ROCKWALL, TX 75087	F & M LOT 3 BLK 14 501 LILLIAN SITUS: 501 LILLIAN LAND SPTB: A1, IMP. SPTB: A1	
R16560 (15538) 3690-0014-0004-00-OR BARNETT GEORGE S 502 CORNELIA ROCKWALL, TX 75087	F & M LOT 4 BLK 14 502 CORNELIA SITUS: 502 CORNELIA LAND SPTB: A1, IMP. SPTB: A1	
R16561 (15539) 3690-0014-0005-00-OR TORRES HECTOR B 504 CORNELIA ROCKWALL, TX 75087	F & M LOT 5 BLK 14 504 CORNELIA SITUS: 504 CORNELIA LAND SPTB: A1, IMP. SPTB: A1	

ROCKWALL, TX
 R16560 (1553F)
 3690-0014-0004 JO-OR
 BARNETT GEORGE S
 502 CORNELIA
 ROCKWALL, TX 75087

R16561 (15539)
 3690-0014-0005-00-OR
 TORRES HECTOR B
 504 CORNELIA
 ROCKWALL, TX 75087

F & M LOT 4 BLK 14
 SITUS: 502 CORNELIA
 LAND SPTB: A1, IMP. SPTB: A1

F & M LOT 5 BLK 14 504 CORNELIA
 SITUS: 504 CORNELIA
 LAND SPTB: A1, IMP. SPTB: A1

Rockwall County Appraisal District
 THE SOFTWARE GROUP, INC.

A C A D S Y
 1993 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION
R16562 (27135) 3690-0014-0006-00-OR PRICE ROGER D 506 CORNELIA ST ROCKWALL, TX 75087	F & M, BLOCK 14, LOT 6, 506 CORNELIA SITUS: 506 CORNELIA LAND SPTB: A1, IMP. SPTB: A1 T2015 - SEARS MORTGAGE CORP, #
R16563 (15541) 3690-0016-0005-00-OR YOUNG JESS L 808 AUSTIN ST ROCKWALL, TX 75087	F & M LOT 5 BLK 16 808 AUSTIN SITUS: 808 AUSTIN LAND SPTB: A1, IMP. SPTB: A1 00120 - COMMODORE FINANCIAL SER, #
R16564 (33012) 3690-0016-0006-00-OR KIRKPATRICK DAVID S & RHONDA D 500 E HEATH ROCKWALL, TX 75087	F & M LOT 6 BLK 16 SITUS: 500 E HEATH LAND SPTB: A1, IMP. SPTB: A1 F2900 - LOMAS MORTGAGE USA, #
R16565 (27269) 3690-0016-0007-00-OR MCINTIRE J M 502 EAST HEATH ST ROCKWALL, TX 75087	F & M LOT 7 BLK 16 SITUS: 502 HEATH LAND SPTB: A1, IMP. SPTB: A1 F3300 - MIDLAND MORTGAGE CO, #
R16566 (15544) 3690-0016-0008-00-OR TANTON MELVIN V JR 504 E HEATH ROCKWALL, TX 75087	F & M, BLOCK 16, LOT 8 SITUS: 504 HEATH LAND SPTB: A1, IMP. SPTB: A1
R16567 (15545) 3690-0017-0ALL-00-OR MIDDLETON CORDIE NANCY % KATE MIDDLETON 2601 OLD SETTLERS RD FLOWER MOUND, TX 75028	F & M LOT ALL BLK 17 LAND SPTB: C1
R16568 (32707) 3690-0018-0ALL-00-OR EDWARDS ISBELL P O BOX 253 ROCKWALL, TX 75087	F & M, BLOCK 18, LOT ALL LAND SPTB: C1
R16569 (15547) 3690-0019-0ALL-00-OR JOHNSON JOHNNY L 303 CLARK ST ROCKWALL, TX 75087	F & M LOT ALL BLK 19 SITUS: 303 CLARK LAND SPTB: A1, IMP. SPTB: A1
R16570 (49391) 3690-0020-0000-A0-OR PEACE NANCY 501 KAUFMAN ST E ROCKWALL, TX 75087	F & M LOT BLK 20 PT TR 1 501 KAUFMAN ST SITUS: 501 KAUFMAN ST LAND SPTB: A1, IMP. SPTB: A1 00370 - KRAFT GENERAL

3690-0022-0000-00-OR

RITCHEY KIM
203 N CLARK ST
ROCKWALL, TX 75087

SITUS: 203 CLARK
LAND SPTB: A1, IMP. SPTB: A1
00560 - TEMPLE-INLAND MORTGAGE, #

R16579 (51572)

3690-009B-0000-00-OR
TAYLOR DANIEL & JENNIFER C
802 N KERNODLE
ROCKWALL, TX 75087

F & M LOT BLK 9B 802 KERNODLE
SITUS: 802 KERNODLE
LAND SPTB: A1, IMP. SPTB: A1

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

R16580 (32975)

3690-015A-0001-00-OR
LAWRENCE CAROL MCCALLUM
928 WILLIAMS
ROCKWALL, TX 75087

F & M LOT 1 BLK 15A 501 CORNELIA
SITUS: 501 CORNELIA
LAND SPTB: A1, IMP. SPTB: A1

R16581 (15559)

3690-015A-0002-00-OR
FRAZIER JACK W
503 CORNELIA
ROCKWALL, TX 75087

F & M LOT 2 BLK 15A 503 CORNELIA
SITUS: 503 CORNELIA
LAND SPTB: A1, IMP. SPTB: A1

R16582 (15560)

3690-015A-0003-00-OR
HALE BUFORD
505 CORNELIA
ROCKWALL, TX 75087

F & M LOT 3 BLK 15A 505 CORNELIA
SITUS: 505 CORNELIA
LAND SPTB: A1, IMP. SPTB: A1

DA \$ 30
TOT \$ 30

R16583 (15561)

3690-015A-0004-00-OR
THOMPSON CHARLES M
806 AUSTIN
ROCKWALL, TX 75087

F & M LOT 4 BLK 15A 806 AUSTIN
SITUS: 806 AUSTIN
LAND SPTB: A1, IMP. SPTB: A1

R16584 (28206)

3700-000A-0001-00-OR
LALL LEN L ETUX
3280 ANNA CADE
ROCKWALL, TX 75087

FONDREN LOT 1 BLK A
SITUS: 705A&B NASH ST
LAND SPTB: A1, IMP. SPTB: A1

R16585 (15563)

3700-000A-0002-A0-OR
GAINES E O
2610 DOWELL RD
ROCKWALL, TX 75087

FONDREN LOT N/60' OF 2 BLK 2 703
NASH STREET
SITUS: 703 NASH STREET
LAND SPTB: A1, IMP. SPTB: A1

R16586 (15564)

3700-000A-0002-B0-OR
GEORGE MARKIE C JR
813 AGAPE CIRCLE
ROCKWALL, TX

FONDREN, BLOCK A, LOT 2 & N 30' OF
LOT 3
SITUS: 701 NASH ST
LAND SPTB: A1, IMP. SPTB: A1
T2771 - SUNBELT NATIONAL MORTGA, #

R16587 (32920)

3700-000A-0003-A0-OR
SECRETARY OF HOUSING & URBAN D
ATTN: SINGLE FAMILY PROP
1600 THROCKMORTON
FT WORTH, TX 76113

FONDREN LOT S 60' OF 3 BLK A 609
NASH ST
SITUS: 609 NASH ST
LAND SPTB: A1, IMP. SPTB: A1

R16588 (33579)

3700-000A-0004-00-OR
NABORS LARRY KEITH
607 NASH STREET
ROCKWALL, TEXAS 75087

FONDREN LOT 4 BLK A 607 NASH
SITUS: 607 NASH
LAND SPTB: A1, IMP. SPTB: A1