

12-23-93 (SUBMISSION)

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Filing Fee \$ 230.00

Date 12-08-93

NAME OF PROPOSED SUBDIVISION HARLAN PARK, PHASE TWO

NAME OF SUBDIVIDER Joe Holt - HOLMC, INC

ADDRESS P.O. Box 536, Rockwall, Tx 75087 Phone 384-5517

OWNER OF RECORD

ADDRESS PHONE

NAME OF LAND PLANNER/SURVEYOR/ENGINEER HAROLD C. EVANS, Cons. Engr.

ADDRESS P.O. Box 28355, Dallas, Tx 75228 PHONE 328-8133

TOTAL ACREAGE 10.749 CURRENT ZONING S.F. - 10

NO. OF LOTS/UNITS 31

SIGNED Joe Holt

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

I. General Information

- Checklist items A-D: Vicinity map, Subdivision Name, Name of record owner, subdivision, land planner/engineer, Date of plat preparation, scale and north point.

ii. Subject Property

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	_____
<u>✓</u>	_____
<u>✓</u>	_____

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City Limits or in extraterritorial jurisdiction

III. Surrounding Area

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat
  
- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by \_\_\_\_\_

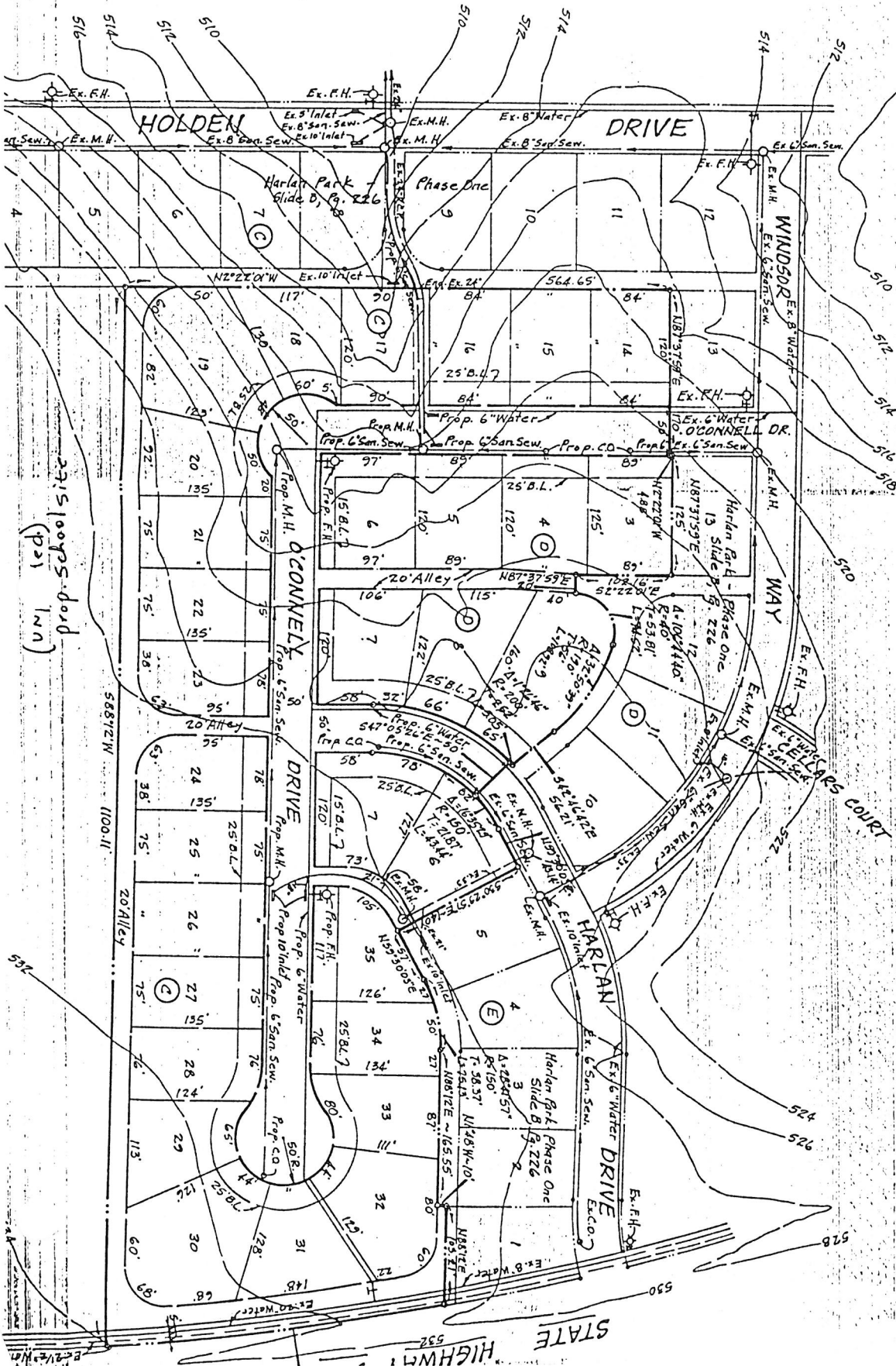
Date 12/8/93

Receipt No. 030111

File No. 93-54-PP

Fee \$ 205.00

# Harlen Park, Ph II Residential Plat (preliminary)



prop school site  
(p21 in)

CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION  
APPLICATION RECEIPT

Date: 12-23-93

Applicant: Joe Hoelt Phone: 384-5517

Address: P.O. Box 536 - Rockwood 75087

Development Name: Harlan Park Phase II

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

<input checked="" type="checkbox"/>	Zoning Change	<input checked="" type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	PD Amendment	<input type="checkbox"/>	Replat
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Filing Fee \$ <u>205-</u>		
<input type="checkbox"/>	Other _____		

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

Received By: D. G. [Signature]



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

No 030111

(214) 771-7700

Cash Receipt

Name Holmc Inc. Date 12-23-93

Mailing Address \_\_\_\_\_

Job Address Harlan Park Phase 2 Permit No. \_\_\_\_\_

Check  1296 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	205	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	
<b>TOTAL OF COLUMN</b>		205	<b>TOTAL OF COLUMN</b>		
<b>TOTAL DUE</b>		205	Received by	<u>[Signature]</u>	

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

2-17-94

APPLICATION FOR ZONING CHANGE

Case No. 93-54-2 Filing Fee 125<sup>00</sup> Date 2-17-94

Applicant HOLMC, INC Phone 384-5517

Mailing Address: P.O. Box 536  
Rockwall Texas

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

40 FT. STRIP - TO BE PROVIDED -

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

RETAIL District Classification to

SF 10 District Classification for the following reasons: (attach separate sheet if necessary)

CORRECT LEGAL TO MATCH USE

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

Status of Applicant <sup>2</sup> Owner  Tenant

Prospective Purchaser \_\_\_\_\_

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

Signed [Signature]

Joe Ho

2-18-94  
Submitted

Field notes of a 40' strip of land to be rezoned from commercial to residential

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 951.05 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod set for a corner;

THENCE: North 02 degrees 22' 01" West a distance of 787.94 feet to a 1/2" iron rod set for a corner and the Point of Beginning;

THENCE: North 02 degrees 22' 01" West a distance of 40.40 feet to the beginning of a curve to the right having a central angle of 90 degrees 34' 01", a radius of 40.00 feet, and a chord that bears North 42 degrees 55' 00" East a distance of 56.85 feet;

THENCE: Along said curve an arc distance of 63.63 feet to the Point of Tangency of said curve;

THENCE: North 88 degrees 12' 00" East a distance of 436.72 feet to a point for a corner on the West line of State Highway 205, said point being on a curve to the right having a central angle of 00 degrees 49' 30", a radius of 2815.03 feet, and a chord that bears South 06 degrees 33' 49" East a distance of 40.54 feet;

THENCE: Along said curve and with said West line an arc distance of 40.54 feet to a point for a corner;

THENCE: South 88 degrees 12' 00" West a distance of 439.68 feet to the beginning of a curve to the left having a central angle of 90 degrees 34' 01", a radius of 40.00 feet, and a chord that bears South 42 degrees 55' 00" West a distance of 56.85 feet;

THENCE: Along said curve an arc distance of 63.23 feet to the Point of Beginning and containing 0.444 acres of land.





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

No 030614

(214) 771-7700

Cash Receipt

Name HOLMC Date 2-17-94

Mailing Address \_\_\_\_\_

Job Address 3000 Harlan Park Permit No. \_\_\_\_\_

*zoning change  
final plat*

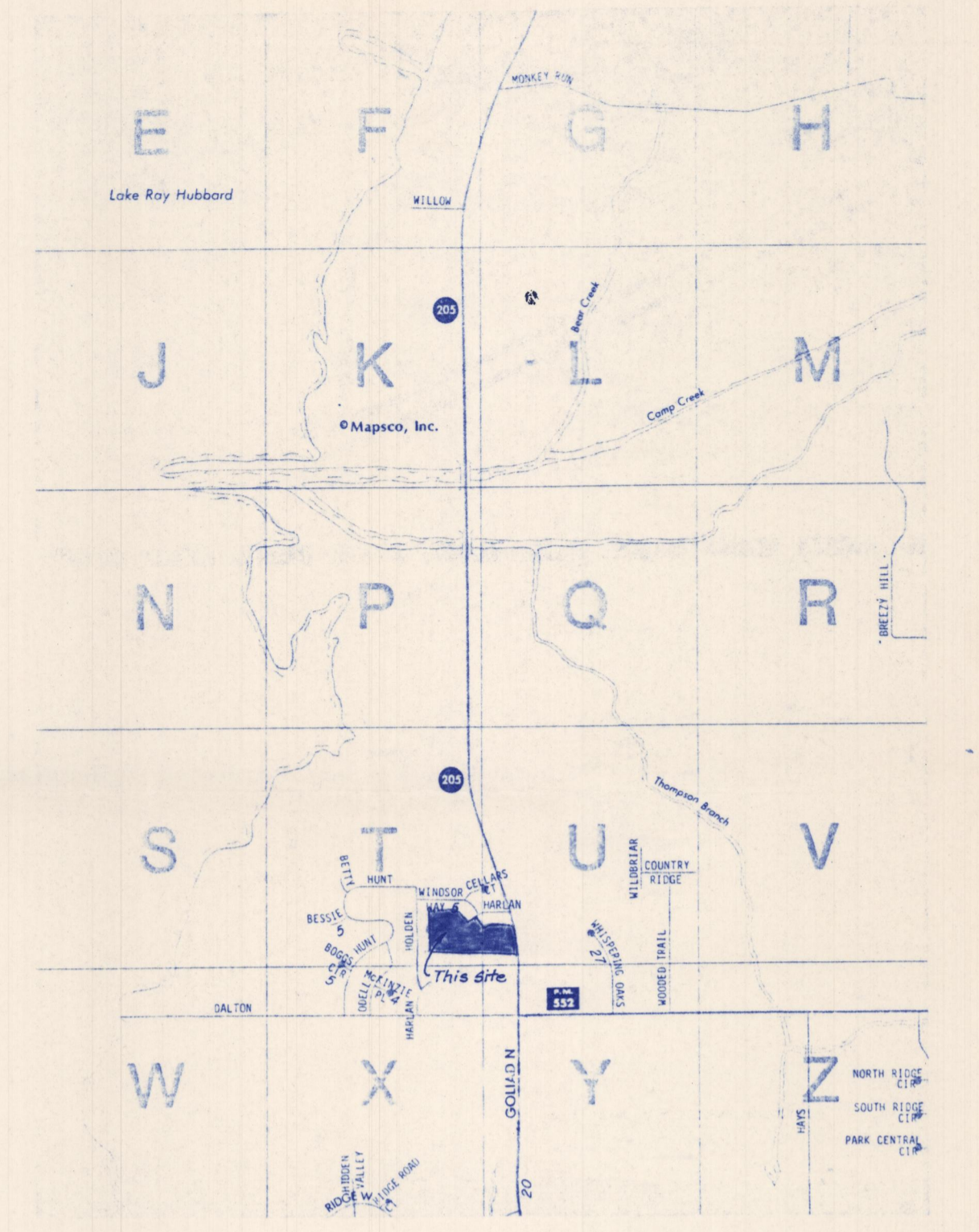
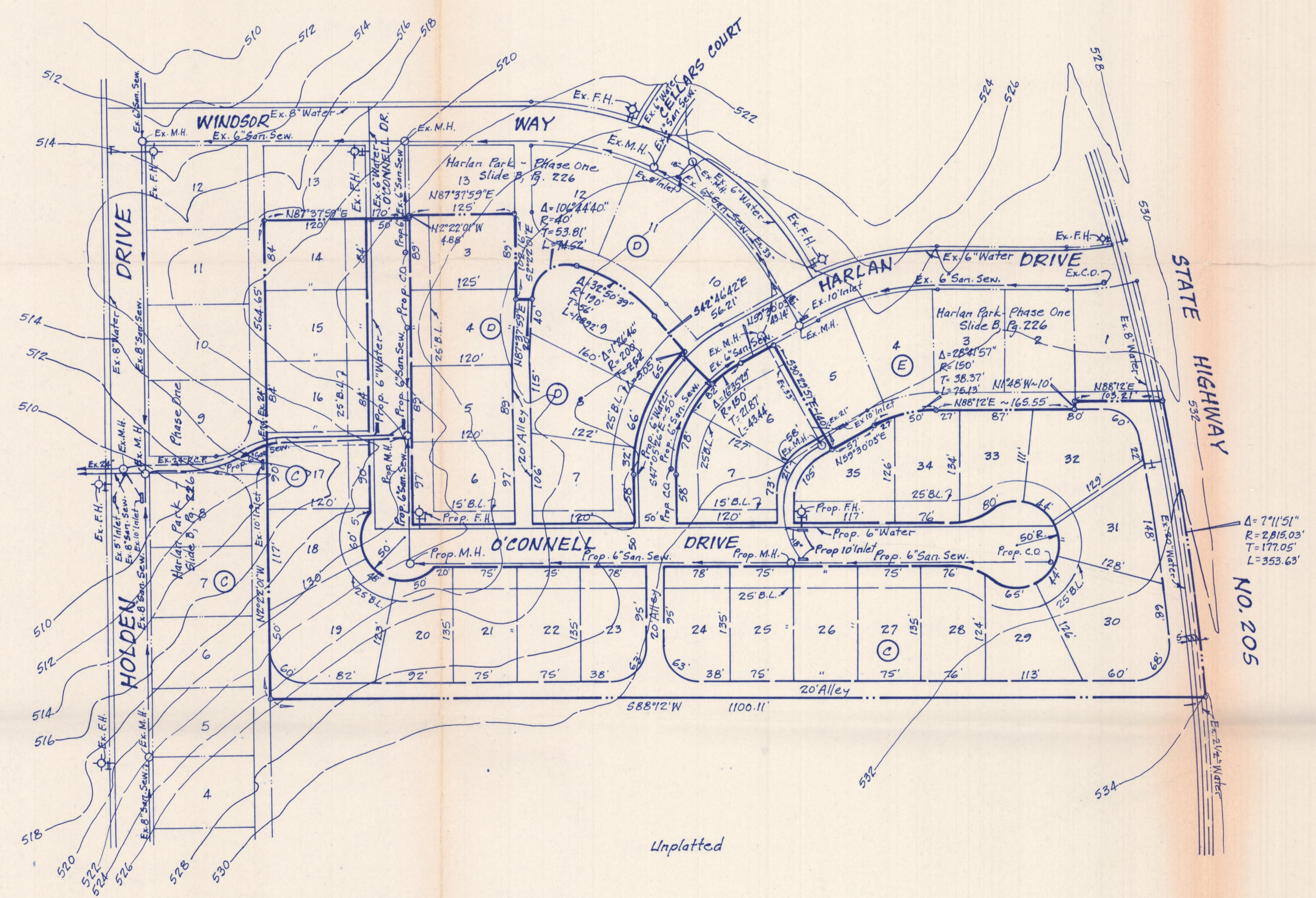
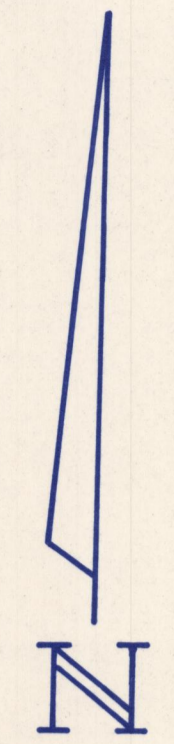
Check  1321 Cash  Other

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	451.50	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 451.50 TOTAL OF COLUMN 0

TOTAL DUE 451.50

Received by [Signature]



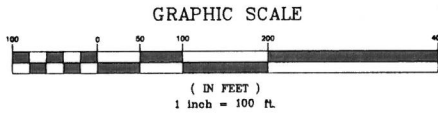
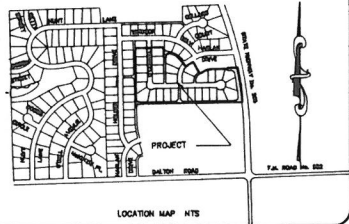
LOCATION MAP  
Scale: 1" = 2,000'

EXISTING & PROPOSED ZONING = SF-10  
MINIMUM LOT SIZE = 10,000 S.F.  
AREA = 10.749 ACRES - 31 LOTS

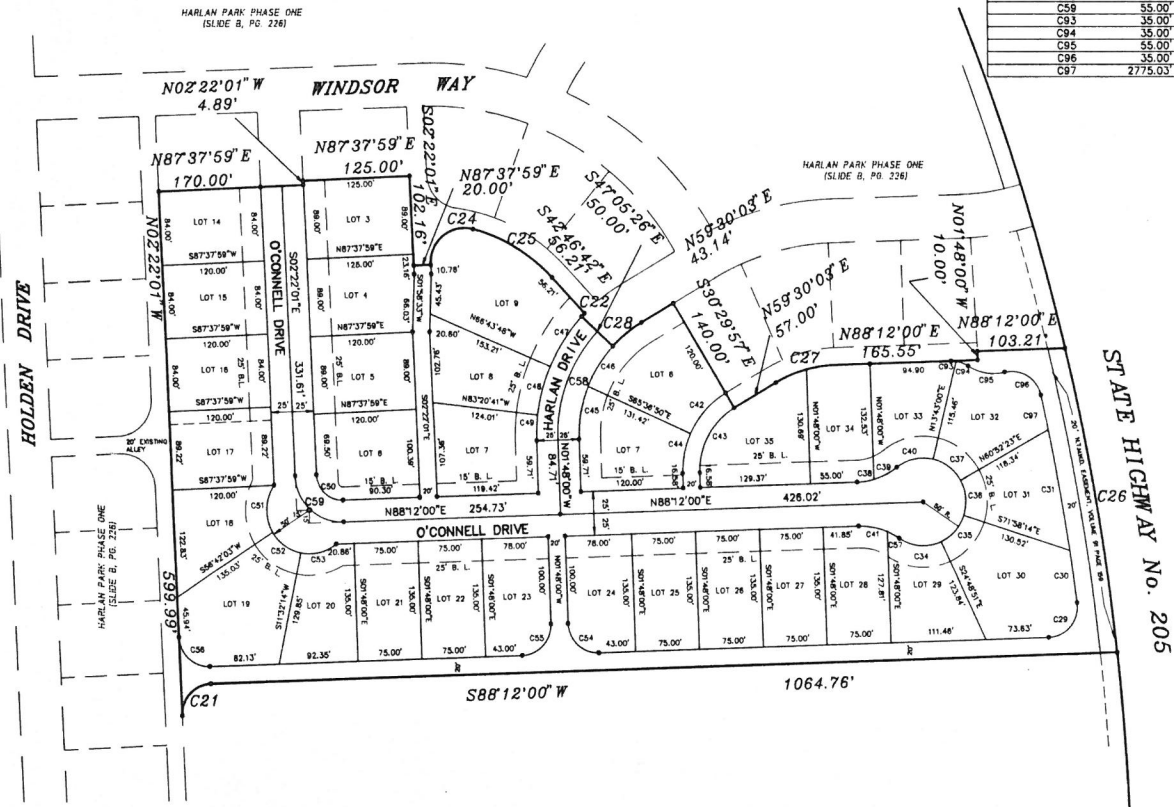
1st Submission  
FILE COPY

PRELIMINARY PLAT

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD., SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>HARLAN PARK-PHASE TWO</b> T.R. BAILEY SURVEY, ABSTRACT NO. 30 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.			
1"=100'	12-03-93	93144			
			Joe Hoff ~ Owner P.O. Box 536 - Rockwall, Texas 75087 Tel. No. (214) 384-5517		



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	35.00	55.37	35.35	49.74	S42°34'00\"W	80°34'01\"
C22	200.00	5.05	2.52	5.05	S43°37'57\"W	0°26'46\"
C23	40.00	74.52	53.81	64.20	S51°00'19\"W	106°44'40\"
C24	190.00	108.92	56.00	107.43	N58°12'01\"W	32°50'39\"
C25	2815.03	353.63	177.05	353.40	N09°45'00\"W	07°11'51\"
C26	190.00	75.13	38.37	74.35	S73°31'02\"W	28°41'57\"
C27	150.00	43.44	21.87	43.28	S81°12'19\"W	16°35'29\"
C28	35.00	58.41	38.62	51.87	N40°23'15\"E	95°37'30\"
C29	2775.03	60.70	30.35	60.69	N08°03'06\"W	01°15'11\"
C30	2775.03	140.00	70.02	139.99	N10°07'25\"W	02°53'28\"
C31	50.00	51.61	28.37	49.35	S85°14'33\"E	59°08'35\"
C32	50.00	41.15	21.82	40.00	N41°36'27\"E	47°09'23\"
C33	50.00	41.15	21.82	40.00	N05°32'56\"W	47°09'23\"
C34	50.00	41.15	21.82	40.00	N52°42'19\"W	47°09'23\"
C35	80.00	19.82	10.01	19.87	N81°04'01\"E	14°15'58\"
C36	80.00	30.53	15.45	30.34	N83°00'09\"E	21°51'46\"
C37	50.00	45.07	24.20	43.56	S77°53'38\"W	51°38'44\"
C38	80.00	34.18	17.36	33.92	N79°33'32\"W	24°28'55\"
C39	102.80	63.00	32.52	62.02	S41°56'37\"W	35°06'53\"
C40	82.80	88.58	49.06	84.42	S28°51'02\"W	61°18'03\"
C41	102.80	46.98	23.81	46.57	S11°17'35\"W	26°11'10\"
C42	150.00	61.97	31.43	61.53	S10°02'05\"W	23°40'11\"
C43	150.00	55.08	27.85	54.77	S32°23'22\"W	21°02'24\"
C44	200.00	73.80	37.22	73.19	S33°48'46\"W	21°05'08\"
C45	200.00	58.00	29.20	57.79	S14°57'45\"W	16°58'53\"
C46	200.00	29.51	14.78	29.49	S02°25'38\"W	08°27'19\"
C47	30.00	46.83	29.70	42.22	S47°05'00\"E	89°25'59\"
C48	50.00	56.55	31.73	53.58	S02°06'08\"W	64°48'06\"
C49	50.00	42.03	22.35	40.80	S54°22'51\"E	48°09'51\"
C50	50.00	43.81	23.43	42.43	N18°28'01\"E	50°12'28\"
C51	35.00	54.98	35.00	49.50	S48°48'00\"E	90°00'00\"
C52	35.00	54.98	35.00	49.50	N43°12'00\"E	90°00'00\"
C53	35.00	54.63	34.66	49.25	S47°05'00\"E	89°25'59\"
C54	80.00	16.26	8.16	16.23	N61°29'40\"W	11°36'49\"
C55	175.00	136.58	71.97	133.12	S20°33'13\"W	44°42'34\"
C56	55.00	85.85	54.48	77.40	S47°05'00\"E	89°25'59\"
C57	35.00	6.33	3.17	6.32	N86°37'05\"W	10°21'50\"
C58	35.00	15.11	7.67	14.99	N89°04'11\"W	24°43'59\"
C59	55.00	44.98	23.82	43.71	S80°07'09\"E	46°49'55\"
C60	35.00	55.67	35.70	49.98	N57°58'05\"W	91°08'02\"
C61	2775.03	40.31	20.16	40.31	N11°59'06\"W	00°49'57\"



**HAROLD L. EVANS**  
 CONSULTING ENGINEER  
 P.O. BOX 28355  
 2331 GUS THOMASSON ROAD, SUITE 102  
 DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	FEB. 1984	93144

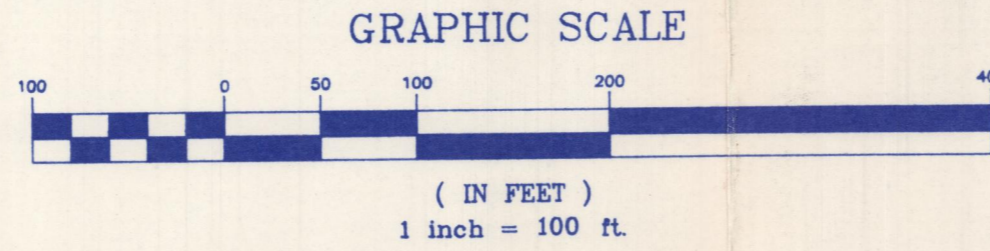
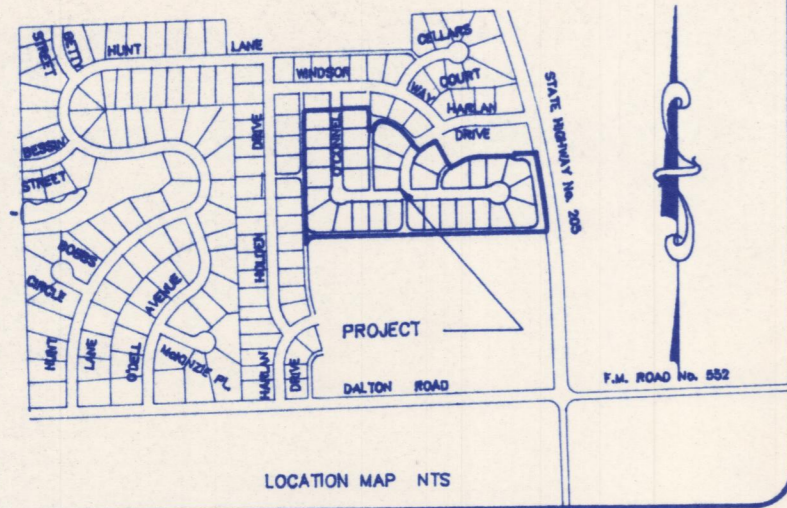
**HARLAN PARK - PHASE TWO**

T.R. BAILEY SURVEY, ABSTRACT NO. 30

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOMAC ~ OWNER

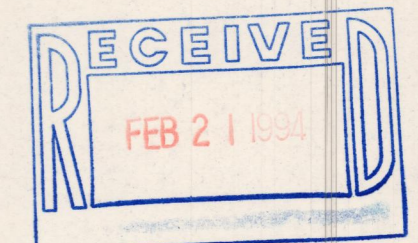
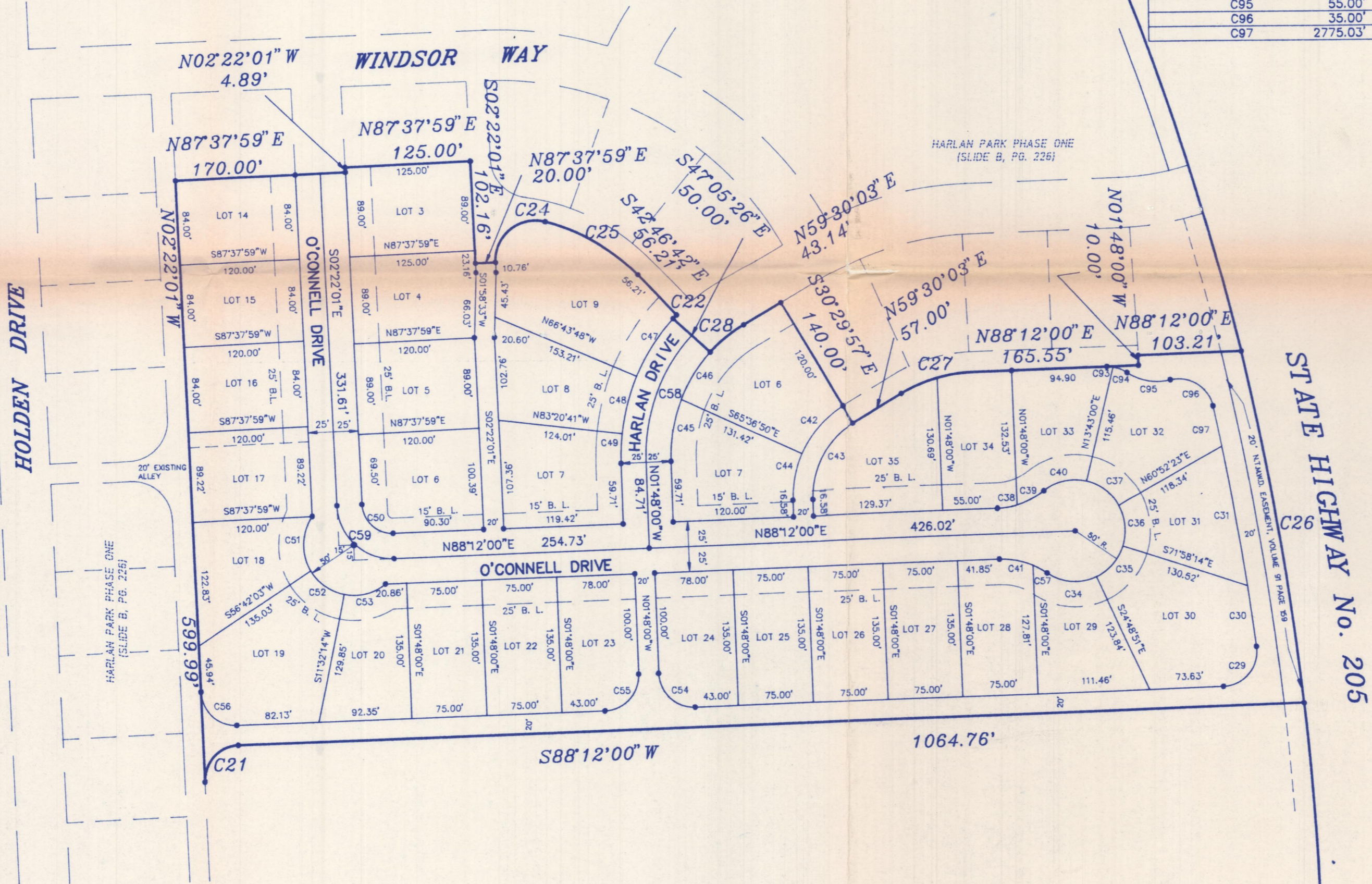
P.O. BOX 536 - ROCKWALL, TEXAS 75089 (214) 384-557



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	35.00'	55.32'	35.35'	49.74'	S42°55'00"W	90°34'01"
C22	200.00'	5.05'	2.52'	5.05'	S43°37'57"W	01°26'46"
C24	40.00'	74.52'	53.81'	64.20'	S51°00'19"W	106°44'40"
C25	190.00'	108.92'	56.00'	107.43'	N59°12'01"W	32°50'39"
C26	2815.03'	353.63'	177.05'	353.40'	N09°45'00"W	07°11'51"
C27	150.00'	75.13'	38.37'	74.35'	S73°51'02"W	28°41'57"
C28	150.00'	43.44'	21.87'	43.28'	S51°12'19"W	16°35'29"
C29	35.00'	58.41'	38.62'	51.87'	N40°23'15"E	95°37'30"
C30	2775.03'	60.70'	30.35'	60.69'	N08°03'06"W	01°15'11"
C31	2775.03'	140.00'	70.02'	139.99'	N10°07'25"W	02°53'26"
C34	50.00'	51.61'	28.37'	49.35'	S85°14'33"E	59°08'35"
C35	50.00'	41.15'	21.82'	40.00'	N41°36'27"E	47°09'23"
C36	50.00'	41.15'	21.82'	40.00'	N05°32'56"W	47°09'23"
C37	50.00'	41.15'	21.82'	40.00'	N52°42'19"W	47°09'23"
C38	80.00'	19.92'	10.01'	19.87'	N81°04'01"E	14°15'58"
C39	80.00'	30.53'	15.45'	30.34'	N63°00'09"E	21°51'46"
C40	50.00'	45.07'	24.20'	43.56'	S77°53'38"W	54°28'55"
C41	80.00'	34.18'	17.36'	33.92'	N79°33'32"W	21°38'44"
C42	102.80'	63.00'	32.52'	62.02'	S41°56'37"W	35°06'53"
C43	82.80'	88.58'	49.06'	84.42'	S28°51'02"W	61°18'03"
C44	102.80'	46.98'	23.91'	46.57'	S11°17'35"W	26°11'10"
C45	150.00'	61.97'	31.43'	61.53'	S10°02'05"W	23°40'11"
C46	150.00'	55.08'	27.85'	54.77'	S32°23'22"W	21°02'24"
C47	200.00'	73.60'	37.22'	73.19'	S33°48'46"W	21°05'08"
C48	200.00'	58.00'	29.20'	57.79'	S14°57'45"W	16°36'53"
C49	200.00'	29.51'	14.78'	29.49'	S02°25'39"W	08°27'19"
C50	30.00'	46.83'	29.70'	42.22'	S47°05'00"E	89°25'59"
C51	50.00'	56.55'	31.73'	53.58'	S02°06'08"W	64°48'06"
C52	50.00'	42.03'	22.35'	40.80'	S54°22'51"E	48°09'51"
C53	50.00'	43.81'	23.43'	42.43'	N76°26'01"E	50°12'26"
C54	35.00'	54.98'	35.00'	49.50'	S46°48'00"E	90°00'00"
C55	35.00'	54.98'	35.00'	49.50'	N43°12'00"E	90°00'00"
C56	35.00'	54.63'	34.66'	49.25'	S47°05'00"E	89°25'59"
C57	80.00'	16.26'	8.16'	16.23'	N61°29'40"W	11°38'49"
C58	175.00'	136.56'	71.97'	133.12'	S20°33'17"W	44°42'34"
C59	55.00'	85.85'	54.46'	77.40'	S47°05'00"E	89°25'59"
C93	35.00'	6.33'	3.17'	6.32'	N86°37'05"W	10°21'50"
C94	35.00'	15.11'	7.67'	14.99'	N69°04'11"W	24°43'59"
C95	55.00'	44.96'	23.82'	43.71'	S80°07'09"E	46°49'55"
C96	35.00'	55.67'	35.70'	49.98'	N57°58'05"W	91°08'02"
C97	2775.03'	40.31'	20.16'	40.31'	N11°59'06"W	00°49'57"

HARLAN PARK PHASE ONE  
(SLIDE B, PG. 226)

HARLAN PARK PHASE ONE  
(SLIDE B, PG. 226)



HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, ( 214 ) 328-8133

SCALE	DATE	JOB No.
1" = 100'	FEB. 1994	93144

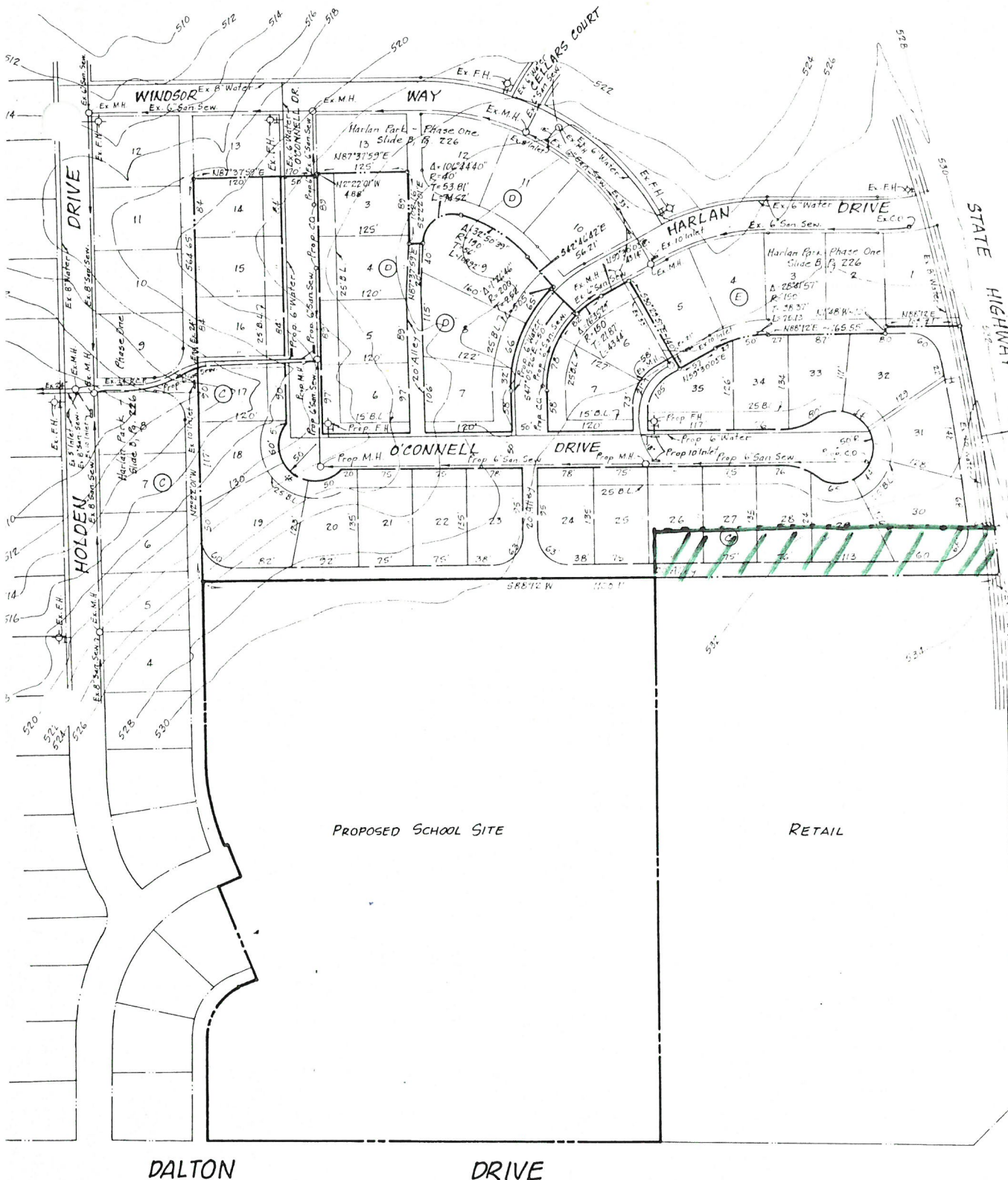
HARLAN PARK - PHASE TWO

T.R. BAILEY SURVEY, ABSTRACT NO. 30

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOMAC ~ OWNER

P.O. BOX 536 - ROCKWALL, TEXAS 75089 ( 214 ) 384-5519



GR zoning overlaps land parcels by 40'

DALTON

DRIVE

PROPOSED SCHOOL SITE

RETAIL

NO. 205

~~VOL 404 PAGE 25~~

## EXHIBIT "B"

BEING a tract of land situated in the T. R. Bailey Survey, Abstract No. 10, and the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, and being that certain tract conveyed to Julia Harlan Hudson by Harry Harlan et ux by deed dated December 7, 1933, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner situated in the center of a country road, said iron rod also being the Northwest corner of the A. T. Dewesse Survey, Abstract No. 71;

THENCE N 02° 22' 01" W a distance of 1669.33 feet to an iron rod found for corner;

THENCE N 38° 12' 00" E a distance of 844.23 feet to an iron pipe found for corner;

THENCE N 00° 53' 19" W a distance of 199.40 feet to an iron rod set for corner situated in the center of a country road;

THENCE N 87° 04' 54" E along the aforementioned road a distance of 323.70 feet to an iron rod set for corner situated in the West line of State Highway No. 205 (a 100' R.O.W.);

THENCE along the West line of the aforementioned State Highway No. 205 the following:

S 22° 12' 00" E a distance of 229.98 feet to a concrete monument found for corner and being the beginning of a curve to the right;

Along said curve having a central angle of 20° 14' 00", a radius of 2815.03 feet, and an arc length of 394.09 feet to a concrete monument found for corner;

S 02° 18' 00" E a distance of 542.00 feet to a concrete monument found for corner;

S 42° 42' 00" W a distance of 136.44 feet to an iron rod set for corner situated in the center of said country road;

THENCE S 38° 12' 00" W along the aforementioned country road a distance of 1340.04 feet to the POINT OF BEGINNING and containing 34.3449 acres of land, more or less.

SAVE AND EXCEPT 8.7400 acres, situated in the T. R. BAILEY SURVEY, Abstract No. 10, and the J. Strickland Survey, 1-187, Rockwall County, Texas, described as follows, to-wit:

Being a tract of land situated in the T. R. Bailey Survey, Abstract No. 10, Rockwall County, Texas, and being a part of that certain tract of land conveyed to Julia Harlan Hudson from Harry Harlan, et ux, by deed filed for record January 3, 1962, and recorded January 10, 1962, in the Deed Records, Rockwall County, Texas and being more particularly described as follows:

~~VOL 404 PAGE 26~~

## EXHIBIT "B" (continued)

COMMENCING AT THE Southwest corner of said Hudson tract, in the center of a County Road and at the Northwest corner of the A. T. Dewesse Survey, Abstract No. 71;

THENCE North 38° 12' 00" East a distance of 351.09 feet along the center of said County Road and the South line of said Hudson tract to a point for a corner;

THENCE North 2° 22' 01" West a distance of 40.00 feet leaving said South line to the Point of Beginning;

THENCE North 2° 22' 01" West a distance of 758.34 feet to the point of curvature of a circular curve to the right having a central angle of 30° 34' 01" and a radius of 40.00 feet;

THENCE Along said curve an arc distance of 83.23 feet to the point of tangency of said curve;

THENCE North 38° 12' 00" East a distance of 180.08 feet to a point for corner on the West line of State Highway 205, said point being on a circular curve to the right having a central angle of 1° 51' 04", a radius of 2815.03 feet, and a chord that bears South 3° 13' 32" East a distance of 189.17 feet;

THENCE Along said curve and said West line an arc distance of 189.17 feet to a concrete monument for a corner;

THENCE South 2° 18' 00" East a distance of 542.00 feet along said West line to a concrete monument at the right-of-way cut-back in said West line;

THENCE South 42° 42' 00" West a distance of 30.36 feet along said cut-back to a point for a corner;

THENCE South 38° 12' 00" West a distance of 429.89 feet, 40 feet North of and parallel with the South line of said Hudson tract to the Point of Beginning and containing 8.7400 Acres of Land, more or less.

After recording return to:

SHARON A. SELMAN  
P. O. Box 1409  
Austin, Texas 78767

FILED FOR RECORD 7<sup>th</sup> DAY OF April, A.D., 1990 at 11:17 A.  
RECORDED 8<sup>th</sup> DAY OF April, A.D., 1990  
PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
BY: Sharon Selman, DEPUTY

100563

QUITCLAIM DEED

The Amhill Corporation, a Texas corporation, of Dallas County, Texas, hereinafter called GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto TaylorBanc Mortgage Corporation, a Texas corporation of Williamson County, Texas, hereinafter called GRANTEE, all of GRANTOR'S right, title, and interest in and to the following described real property situated in Dallas County, Texas, to-wit:

All of the real property situated in Rockwall County, Texas more particularly described as Tracts 1 and 2 in Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD all of GRANTOR'S right, title and interest in and to the above described property and premises unto the said GRANTEE and GRANTEE'S heirs/successors and assigns, forever, so that neither GRANTOR nor GRANTOR'S heirs/legal representatives/successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantee's Mailing Address: TaylorBanc Mortgage Corporation  
c/o 316 North Main  
Taylor, Texas 76574

EXECUTED this 30th day of March 1990, to be effective as of March 1, 1990.

THE AMHILL COMPANY, a Texas corporation

By J. C. Peters, Pres  
(name and title)

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

THE STATE OF TEXAS §  
COUNTY OF Dallas §

This instrument was acknowledged before me on March 30, 1990 by Jim C. Peters, President of The Amhill Company, a Texas corporation, on behalf of said corporation.



Terry Shanks  
Notary Public - State of Texas  
Notary's name (printed): Terry Shanks  
My commission expires: 10-31-90

~~VOL 404 PAGE 24~~

EXHIBIT "A"

TRACT 1

Approximately 46.1049 acres of land situated in the T.R. Bailey Survey, Abstract No. 30 and the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, being more particularly described in Exhibit "B" which is attached hereto and made a part hereof for all purposes; SAVE AND EXCEPT all of that portion of the said 46.1049 acre tract which was resubdivided into Lots Ten through Thirteen, inclusive, (10-13), Block A, Lots One through Nineteen, inclusive (1-19), Block B, Lots One through Thirteen, inclusive, (1-13), Block C, Lots Ten through Thirteen, inclusive, (10-13), Block D, Lots One through Five, inclusive, (1-5), Block E, Lots One through Twenty, inclusive, (1-20), Block F, HARLAN PARK, PHASE ONE, a subdivision in the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Volume B, Pages 226-227, Plat Records of Rockwall County, Texas.

TRACT 2

All of Lots Ten through Thirteen, inclusive, (10-13), Block A, Lots One through Nineteen, inclusive (1-19), Block B, Lots One through Nine, inclusive, (1-9), Twelve (12) and Thirteen (13), Block C, Lots Eleven through Thirteen, inclusive, (11-13), Block D, Lots One through Five, inclusive, (1-5), Block E, Lots One through Fourteen, inclusive, (1-14), and Sixteen through Twenty, inclusive, (16-20), Block F, HARLAN PARK, PHASE ONE, a subdivision in the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Volume B, Pages 226-227, Plat Records of Rockwall County, Texas.

205

# SITE LOCATION

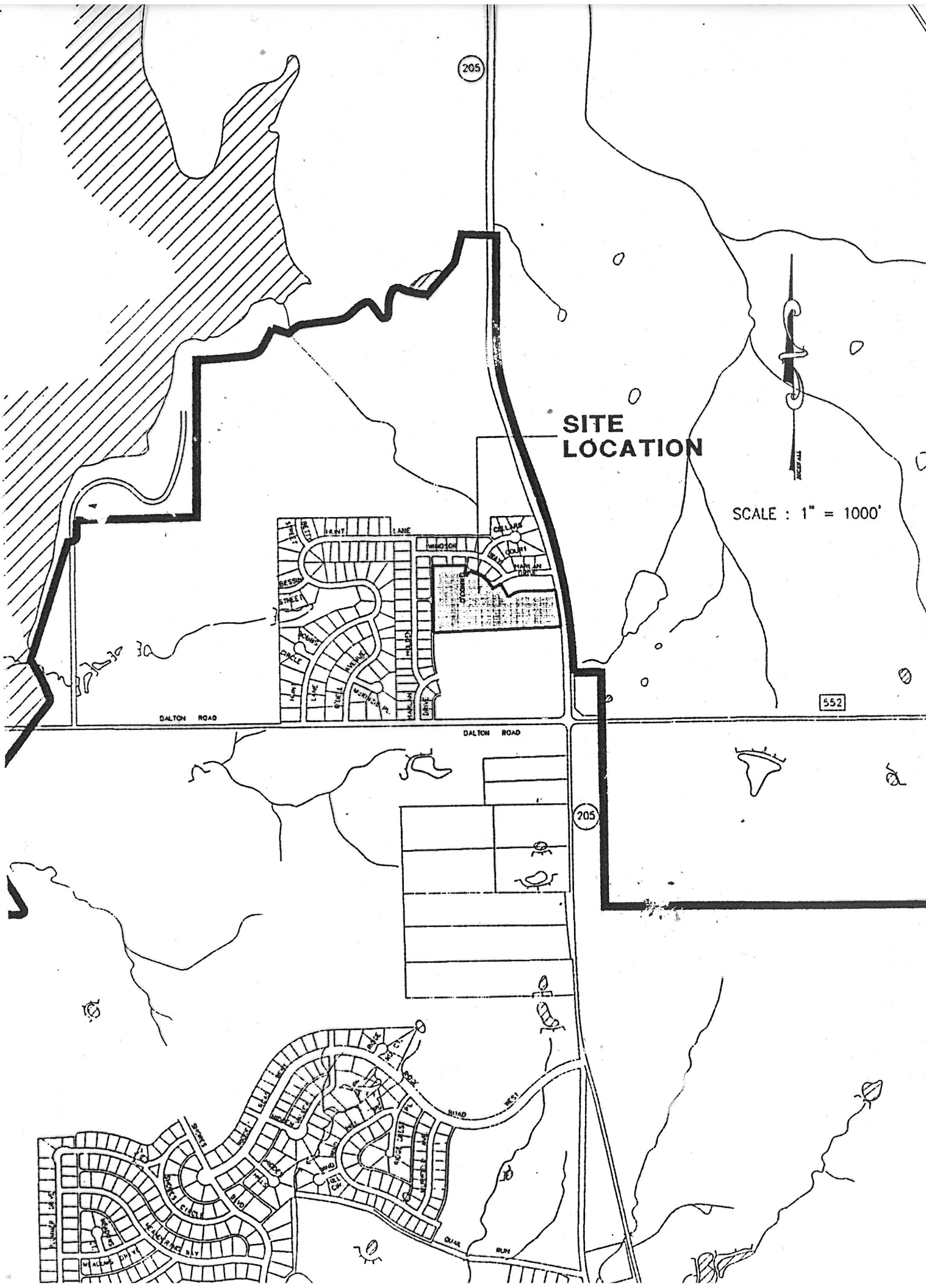
SCALE : 1" = 1000'

552

DALTON ROAD

DALTON ROAD

205





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

**I. Call To Order**

**II. Work Session Items**

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

**III. Adjournment**

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

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

**City of Rockwall  
Planning and Zoning Agenda**

**Agenda Date:** January 13, 1994

**Agenda Item:** P&Z 93-54-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.

**Item Presented By:** Applicant, Joe Holt

**Action Needed:** Consider recommending approval of a Preliminary Plat described as Harlan Park Phase II.

**Background Information:** The applicant has submitted a proposed preliminary plat for a 10.75 acre tract of land described as Harlan Park Phase II. The preliminary plat consist of a total of 31 residential lots. The applicant proposes the lots meet all the minimum requirements of SF-10 zoning district. The preliminary plat conforms to the subdivision regulations and the current zoning in the area (SF-10).

**Recommendation:** Staff recommends approval of the Preliminary Plat with the following conditions:

1. That the general retail zoning be corrected by revising the 40 foot strip of land zoned GR to SF-10.
2. That this zoning correction be revised prior to submittal of the final plat.

**Attachments:**

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

**Agenda Item:** P&Z 93-54-PP



**MEMORANDUM**

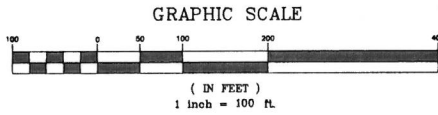
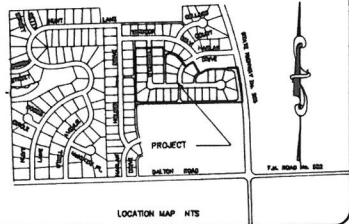
**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-54-PP (Harlan Park II)  
**DATE:** January 7, 1994

**Comments:**

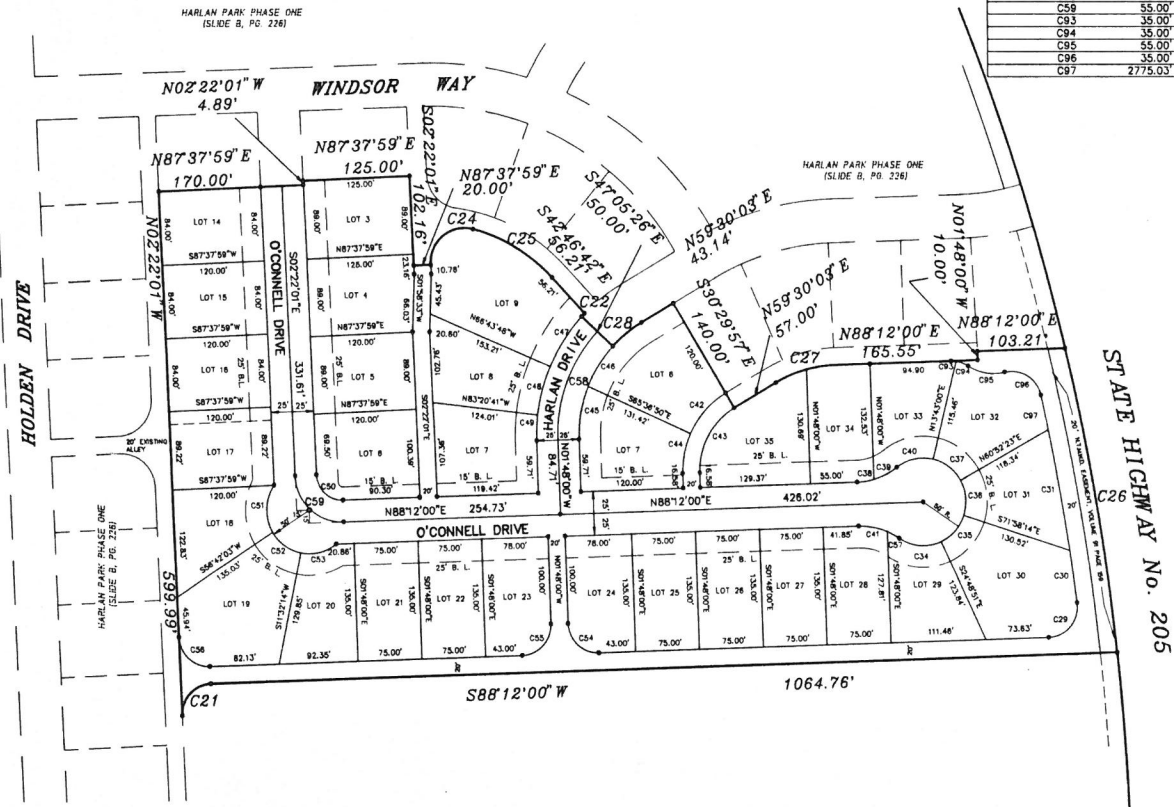
The applicant proposes to present a preliminary plat for a 10.75 acre tract of land. The applicant has indicated that the addition will be comprised of 31 residential lots. The applicant proposes that the lots will meet all the minimum requirements of the SF10 zoning district.

This development is the second phase of the existing Harlan Park addition. The roadways and streets and alleys have been designed as extensions of existing streets and alleys.

This preliminary plat is in compliance with the subdivision regulations of the City and compatible with existing development.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	35.00	55.37	35.35	49.74	S42°54'00\"W	80°34'01\"
C22	200.00	5.05	2.52	5.05	S43°37'57\"W	0°26'46\"
C23	40.00	74.52	53.81	64.20	S51°00'19\"W	106°44'40\"
C24	190.00	108.92	56.00	107.43	N58°12'01\"W	32°50'39\"
C25	2815.03	353.63	177.05	353.40	N09°45'00\"W	07°11'51\"
C27	190.00	75.13	38.37	74.35	S73°51'02\"W	28°41'57\"
C28	150.00	43.44	21.87	43.28	S81°12'19\"W	16°35'29\"
C29	35.00	58.41	38.62	51.87	N40°23'15\"E	95°37'30\"
C30	2775.03	60.70	30.35	60.69	N08°03'06\"E	01°15'11\"
C31	2775.03	140.00	70.02	139.99	N10°07'25\"W	02°53'28\"
C34	50.00	51.61	28.37	49.35	S85°14'33\"E	59°09'35\"
C35	50.00	41.15	21.82	40.00	N41°36'27\"E	47°09'23\"
C36	50.00	41.15	21.82	40.00	N05°32'56\"W	47°09'23\"
C37	50.00	41.15	21.82	40.00	N52°42'19\"W	47°09'23\"
C38	80.00	19.82	10.01	19.87	N81°04'01\"E	14°15'58\"
C39	80.00	30.53	15.45	30.34	N83°00'09\"E	21°51'46\"
C40	50.00	45.07	24.20	43.56	S77°53'38\"W	51°38'44\"
C41	80.00	34.18	17.36	33.92	N79°33'32\"W	24°28'55\"
C42	102.80	63.00	32.52	62.02	S41°56'37\"W	35°06'53\"
C43	82.80	88.58	49.06	84.42	S28°51'02\"W	61°18'03\"
C44	102.80	46.98	23.81	46.57	S11°17'35\"W	26°11'10\"
C45	150.00	61.97	31.43	61.53	S10°02'05\"W	23°40'11\"
C46	150.00	55.08	27.85	54.77	S32°23'22\"W	21°02'24\"
C47	200.00	73.80	37.22	73.19	S33°48'46\"W	21°05'08\"
C48	200.00	58.00	29.20	57.79	S14°57'45\"W	16°58'53\"
C49	200.00	29.51	14.78	29.49	S02°25'38\"W	08°27'19\"
C50	35.00	46.83	29.70	42.22	S47°05'00\"E	89°25'59\"
C51	50.00	56.55	31.73	53.58	S02°06'08\"W	64°48'06\"
C52	50.00	42.03	22.35	40.80	S54°22'51\"E	48°09'51\"
C53	50.00	43.81	23.43	42.43	N18°28'01\"E	50°12'28\"
C54	35.00	54.98	35.00	49.50	S48°48'00\"E	90°00'00\"
C55	35.00	54.98	35.00	49.50	N43°12'00\"E	90°00'00\"
C56	35.00	54.63	34.66	49.25	S47°05'00\"E	89°25'59\"
C57	80.00	16.26	8.16	16.23	N61°29'40\"W	11°38'49\"
C58	175.00	136.58	71.97	133.12	S20°33'13\"W	44°42'34\"
C59	55.00	85.85	54.48	77.40	S47°05'00\"E	89°25'59\"
C93	35.00	6.33	3.17	6.32	N86°37'05\"W	10°21'50\"
C94	35.00	15.11	7.67	14.99	N89°04'11\"W	24°43'59\"
C95	55.00	44.98	23.82	43.71	S80°07'09\"E	46°49'55\"
C96	35.00	55.67	35.70	49.98	N57°58'05\"W	91°08'02\"
C97	2775.03	40.31	20.16	40.31	N11°59'06\"W	00°49'57\"



**HAROLD L. EVANS**  
 CONSULTING ENGINEER  
 P.O. BOX 28355  
 2331 GUS THOMASSON ROAD, SUITE 102  
 DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	FEB. 1984	93144

**HARLAN PARK - PHASE TWO**

T.R. BAILEY SURVEY, ABSTRACT NO. 30

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HOMAC ~ OWNER

P.O. BOX 536 - ROCKWALL, TEXAS 75089 (214) 384-557

Planning And Zoning Commission Minutes  
January 13, 1994

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

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

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

Dub Douphrate reviewed the case with the commission.

20 Jim Grennwalt open the public hearing.

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

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

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

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

James Greenwalt closed the public hearing.

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

- 40 \* That the applicant should indicate to the Council whether or not the proposed streets are to be dedicated with a 50 foot right-of-way or are to be privately maintained by the homeowner's association.
- \* That the security gates be located and described on the preliminary plat if the streets are to remain private.

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

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

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

70 Julie Couch reviewed the case with the Commission.

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

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

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

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

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

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

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

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

95 James Greenwalt opened the public hearings.

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

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

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

105 James Greenwalt closed the public hearing.

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

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

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

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

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

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

125 Greenwalt open the public hearing.

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

130 James Greenwalt closed the public hearing.

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

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

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.

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.

Walker Rowe, Contractor addressed the commission and answered questions.

James Greenwalt closed the public hearing.

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.

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.

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.

James Greenwalt opened the public hearing.

Tom Shirey spoke in favor of the amendment.

James Greenwalt closed the public hearing.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNMENT

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

255

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

**I. Call To Order**

**II. Approval of Minutes**

**III. Public Hearing**

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

**IV. Action Items**

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

**V. Adjournment**

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

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

**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

City of Rockwall  
Planning and Zoning Agenda

**Agenda Date:** March 10, 1994

**Agenda Item:** P&Z-93-54-PP/Z/FP Hold Public Hearing and Consider Recommending Approval of a Request from Joe Holt for a Change in Zoning From "GR" General Retail to "SF-10" Residential District Classification on a Tract of Land Located North of Dalton Road and West of SH 205, and Consider Approval of a Final Plat for Harlan Park, Phase II.

**Item Presented By:** Applicant, Joe Holt

**Action Needed:** Hold Public Hearing and consider recommending approval for a change in zoning from GR to SF-10 and consider recommending approval of a final plat for Harlan Park, Phase II.

**Background Information:** The applicant is requesting a zoning change on a 40' strip of land north of Dalton Road and west of SH 205. The zoning change is being requested because an error was discovered in the GR zoning legal description currently on file. The applicant is also requesting approval of a final plat for Phase II of the Harlan Park subdivision.

**Recommendation:** Staff recommends approval of the zoning change and approval of the final plat provided the engineering plans are revised in accordance with Staff's review comments.

**Attachments:**

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

**Agenda Item:** P&Z-54-PP/Z/FP



**MEMORANDUM**

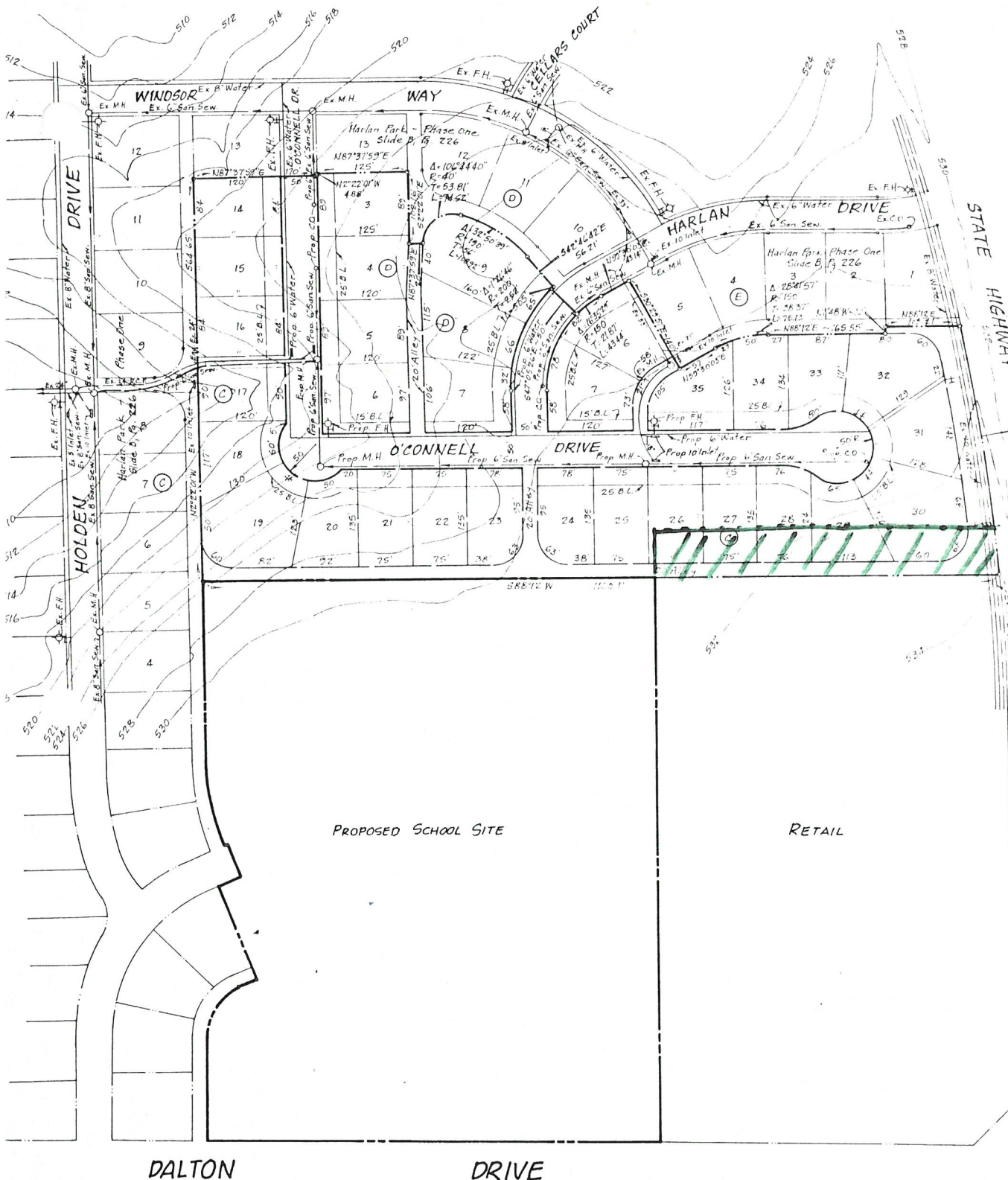
**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-54-PP (Harlan Park II)  
**DATE:** January 7, 1994

**Comments:**

The applicant proposes to present a preliminary plat for a 10.75 acre tract of land. The applicant has indicated that the addition will be comprised of 31 residential lots. The applicant proposes that the lots will meet all the minimum requirements of the SF10 zoning district.

This development is the second phase of the existing Harlan Park addition. The roadways and streets and alleys have been designed as extensions of existing streets and alleys.

This preliminary plat is in compliance with the subdivision regulations of the City and compatible with existing development.



NO. 205  
 GR zoning overlaps land parcels by 40'

PROPOSED SCHOOL SITE

RETAIL

DALTON

DRIVE



PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

March 10, 1994

5 I. CALL TO ORDER

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

10 II. PUBLIC HEARINGS

15 93-52-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL FOR A REQUEST FROM LENMAR DEVELOPMENT CORP. FOR AN AMENDMENT TO PD-7 AND PD-18 TO PROVIDE FOR A CHANGE IN APPROVED LAND USES TO INCLUDE SINGLE FAMILY, ZERO LOT LINE, MULTI-FAMILY CONDOMINIUMS, AND COMMERCIAL USES AND APPROVAL OF A PRELIMINARY PLAN, AREA REQUIREMENTS, AND SPECIAL CONDITIONS ON APPROXIMATELY 80 ACRES OF LAND LOCATED SOUTH OF I-30 AND WEST OF FM-740

20 The Chairman opened the public hearing.

Robert Pope, Richard Ferrara, and Mary Diamond representing Lenmar Development had originally requested approval to amend Pd-7 and PD-18 to combine those into one PD along with a commercial tract located along I-30 Service Road. Mr. Pope requested to withdraw the request for tracts 2,3, and 3A at this time and continue only with tract 1 for the single family development for 10,000 square foot lots.

Don Brown, 3135 Bourbon Street Circle asked question about the multi-family zoning.

30 Lee Wilson, owner of a tract of land asked about the existing road to this property.

Kirby Albright, 2125 Ridge Road explained a memorandum he wrote to Mahr Development Corp. on February 25, 1994 regarding entrance onto PD-22.

35 The public meeting was closed.

After much discussion, Mr. Friend made a motion to approve the request from LENMAR Development Corp. for an amendment of PD-7 and PD-18 only for Tract 1, to be changed to single family as requested by the developer, with no changes to be made to the portion of PD-7 west of Summer Lee listed as tract 2,3, and 3A.

40 Mr Ruff seconded the motion to approve the request. The motion was voted on and passed unanimously.

5  
94-5-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM MONTY OAKLEY FOR AN AMENDMENT TO THE PD-14 PLANNED DEVELOPMENT DISTRICT TO ALLOW A PART TIME RESIDENCY AS AN ACCESSORY TO A PERMITTED USE LOCATED AT 1300 ROCKWALL PARKWAY.

50 The Chairman opened the public hearing.

Mr. Douphrate recommended denial of the request due to the fact that PD-14 does not allow part time residential as an accessory use.

55 The applicant was not present. Mr. Ewing made a motion to table to continue the public hearing until the next regularly scheduled meeting. Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

60 93-39-CUP/SP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM TOM SHIREY FOR CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM OF OUR DISPENSERS AS AN ACCESSORY TO A PERMITTED RETAIL USE ON A TRACT OF LAND LOCATED AT SH-205 AND FM-552, AND APPROVAL OF A SITE PLAN.

65 The Chairman opened the public hearing.

Mr. Douphrate outlined the request and recommended approval of the Conditional Use Permit and Site Plan.

70 There being no one else to speak, the public hearing was closed.

After much discussion Mr. Ruff made a motion to approve the request from Tom Shirey for a Conditional Use Permit to allow a maximum of four dispensers as an accessory for a permitted retail use and a site plan for property located at SH-205 and FM-552. Mr. Raulston seconded the motion. The motion was voted on passed unanimously.

75  
93-54-PP/Z/FP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A CHANGE IN ZONING FROM "GR" GENERAL RETAIL TO "SF-10" RESIDENTIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND LOCATED NORTH OF DALTON ROAD AND WEST OF SH-205, AND CONSIDER APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

80 The Chairman opened the public hearing.

85 Mr. Douphrate outlined the request and recommended approval of the request for zoning change and approval of the final plat provided the engineering plans are revised in accordance with Staff's review comments.

The Chairman closed the public hearing.

Mr. Friend made a motion to table action until the next scheduled meeting.

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

95 94-6-RP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOETTA WELCH AND DUNCAN CURRIE FOR A REPLAT OF LOTS 1-R AND 2-R, BLOCK A OF 18-1 OF CHANDLERS LANDING TO COMBINE TWO LOTS INTO ONE.

The Chairman opened the public hearing.

100 Mr. Douphrate outlined the request and recommended approval.

Jim Stewart, builder addressed the Commission and explained that the applicants which to combine the lots to build a home.

105 There being no one else to speak the public hearing was closed.

Mr. Friend made a motion to approve the request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, block A of 18-1 Chandlers Landing to combine two lots into one.

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

### III. ACTION ITEMS

115 94-1-Z/PP/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A SITE PLAN/PRELIMINARY PLAT FOR THOMAS HAACK ON A TRACT OF LAND LOCATED SOUTHSIDE OF I-30 SERVICE ROAD AND WEST OF HWY 549.

Mr. Douphrate outlined the request and recommended approval with the conditions.

120 Mark Smith, Attorney for the applicant addressed the Commission to answer questions and explain the applicants intention for this request. He indicated plans at this time are to plat only tract I with a right-of-way dedication along the east boundary line and enter into a facilities agreement to defer construction of the concrete street improvements until such time as the street may be constructed. He indicated that they wanted to use the right of way as a driveway, paving it with gravel for a period of 2 years and then upgrading to City driveway standards. The existing tract would be replatted and combined as one lot with the rear parcel.

130 After much discussion Mr. Greenwalt made a motion to recommend approval of the request from Thomas Haack for a site plan and preliminary plat for a tract of land located on the southside I-30 service road and west of Hwy 549 with a variance to allow a gravel drive as temporary access to the rear building which will be removed when the concrete/asphalt drive is constructed not to exceed 2 years form the date the property is replatted. The property owner will escrow

25% of the cost to improve one-half of the collector when the city deems the construction of the commercial collector is warranted. Mr.Friend seconded the motion. The motion was voted on and passed unanimously.

135

**IV. ADJOURNMENT**

There being no further business to come before the commission the meeting was adjourned.

140

APPROVED:

ATTEST:

145

\_\_\_\_\_

\_\_\_\_\_

150

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

**IV. ADJOURNMENT**

225 There being no further business the meeting was adjourned.

230

ATTEST:

APPROVED:

235 \_\_\_\_\_  
Community Development Coordinator

\_\_\_\_\_   
Planning & Zoning Commission Chairman

Planning And Zoning Commission Minutes  
April 14, 1994

I. CALL TO ORDER

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

II. CONSIDER APPROVAL OF MINUTES OF FEBRUARY 28, AND MARCH 10, 1994

Mr. Ruff made a motion to approve the minutes for February, and March, 1994.  
Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

III. PUBLIC HEARINGS/ZONING CASES

P&Z-94-2-Z/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LOS PRADOS DEVELOPMENT FOR A ZONING CHANGE FROM MULTI-FAMILY-15 TO SINGLE FAMILY-7 AND CONSIDER RECOMMENDING APPROVAL OF A CONCEPT PLAN FOR PROPERTY LOCATED ON THE NORTH SIDE OF YELLOWJACKET LANE, WEST OF SH-205.

Mr. Douphrate outlined the request, recommending approval of the Zoning change.

After much discussion, Mr. Ramsey made a motion to approve the request from Los Prados Development for a Zoning change from Multi-Family-15 to Single Family-7 for property located on the north side of Yellowjacket Lane, west of SH-205.

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

After much discussion Mr. Ewing made a motion to approve the request from Los Prados for a Concept Plan for property located on the north side of Yellowjacket, west of SH-205.

Mrs. Baugh seconded the motion. The motion was voted on and passed 5 to 1 with Mr. Ruff opposed.

P&Z-93-54-Z/FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A ZONING CHANGE FROM GENERAL RETAIL TO SINGLE FAMILY-10 AND CONSIDER RECOMMENDING APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

Mr. Douphrate explained to the Commission that the applicant has requested approval to table this request until the next meeting in order to have adequate ownership documentation to submit to the Commission.

Mr. Greenwalt made a motion to table consideration of the request for a zoning change from General Retail to Single Family-10 and approval for a final plat for property located north of FM-552 and west of SH-205 until the next work session.

Mr. Ramsey seconded the motion to table the request until the next work session. The motion was voted on and passed unanimously.

P&Z-94-8-PP CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WHITTLE DEVELOPMENT CORPORATION FOR A PRELIMINARY PLAT ON FOX CHASE PHASE III, LOCATED SOUTH OF I-30 AND EAST OF FM-740.

Mr. Douphrate outlined the request and recommended approval.

After much discussion Mr. Ramsey made a motion to approve the request from Whittle Development Corporation for a preliminary plat on Fox Chase Phase III, located south of I-30 and east of FM-740.

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

P&Z-52-PP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT CO. FOR A PRELIMINARY PLAT FOR THE MIRA VISTA ADDITION, A 40 ACRE SUB-DIVISION LOCATED SOUTH OF I-30 AND WEST OF FM-749.

Mr. Douphrate explained to the Commission that the applicant was still working with the owners on the street and alley layout and that they had requested that you this item be tabled until the next work session.

Mr. Ewing made a motion to approve the tabling of the request until the next work session.

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

P&Z-93-38-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SHEPHERD PLACE HOMES FOR A FINAL PLAT FOR WINDMILL RIDGE PHASE 3B, FOR A 22 ACRE SUBDIVISION LOCATED WITHIN PD-13, EAST OF FM-3097.

Mr. Douphrate outlined the request and recommended approval of the final plat provided the engineering plans are corrected in accordance with the comments outlined by the City Engineer and that the plat be revised by adding the necessary drainage and utility easements previously noted on the plan review.

After much discussion Mr. Ewing made a motion to approve the Request from Shepherd Place Homes for a Final Plat for Windmill Ridge, Phase 3B, for a 22 acre subdivision located within

PD-13, east of FM-3097, provided the engineering plans and plat are corrected in accordance with the comments outlined by the City Engineer.

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

**IV. ADJOURNMENT**

There being no further business the meeting was adjourned at 9:00 p.m.

**ATTEST:**

**APPROVED:**

---

Community Development Coordinator

---

Planning & Zoning Commission Chairman



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Item:** January 17, 1994

**Agenda No. V.H.**

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

**Item Generated By:**

**Action Needed:**

**Background Information:**

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

**Attachments:**

1. Backup information submitted to P&Z for consideration

**Agenda Item:** P&Z 93-54-PP Harlan Park Phase II

**Item No. V.H.**

City of Rockwall  
Planning and Zoning Agenda

Agenda Date: January 13, 1994

Agenda Item: P&Z 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.

Item Presented By: Applicant, Joe Holt

Action Needed: Consider recommending approval of a Preliminary Plat described as Harlan Park Phase II.

Background Information: The applicant has submitted a proposed preliminary plat for a 10.75 acre tract of land described as Harlan Park Phase II. The preliminary plat consist of a total of 31 residential lots. The applicant proposes the lots meet all the minimum requirements of SF-10 zoning district. The preliminary plat conforms to the subdivision regulations and the current zoning in the area (SF-10).

Recommendation: Staff recommends approval of the Preliminary Plat with the following conditions:

1. That the general retail zoning be corrected by revising the 40 foot strip of land zoned GR to SF-10.
2. That this zoning correction be revised prior to submittal of the final plat.

Attachments:

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

Agenda Item: P&Z 93-54-PP



**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-54-PP (Harlan Park II)  
**DATE:** January 7, 1994

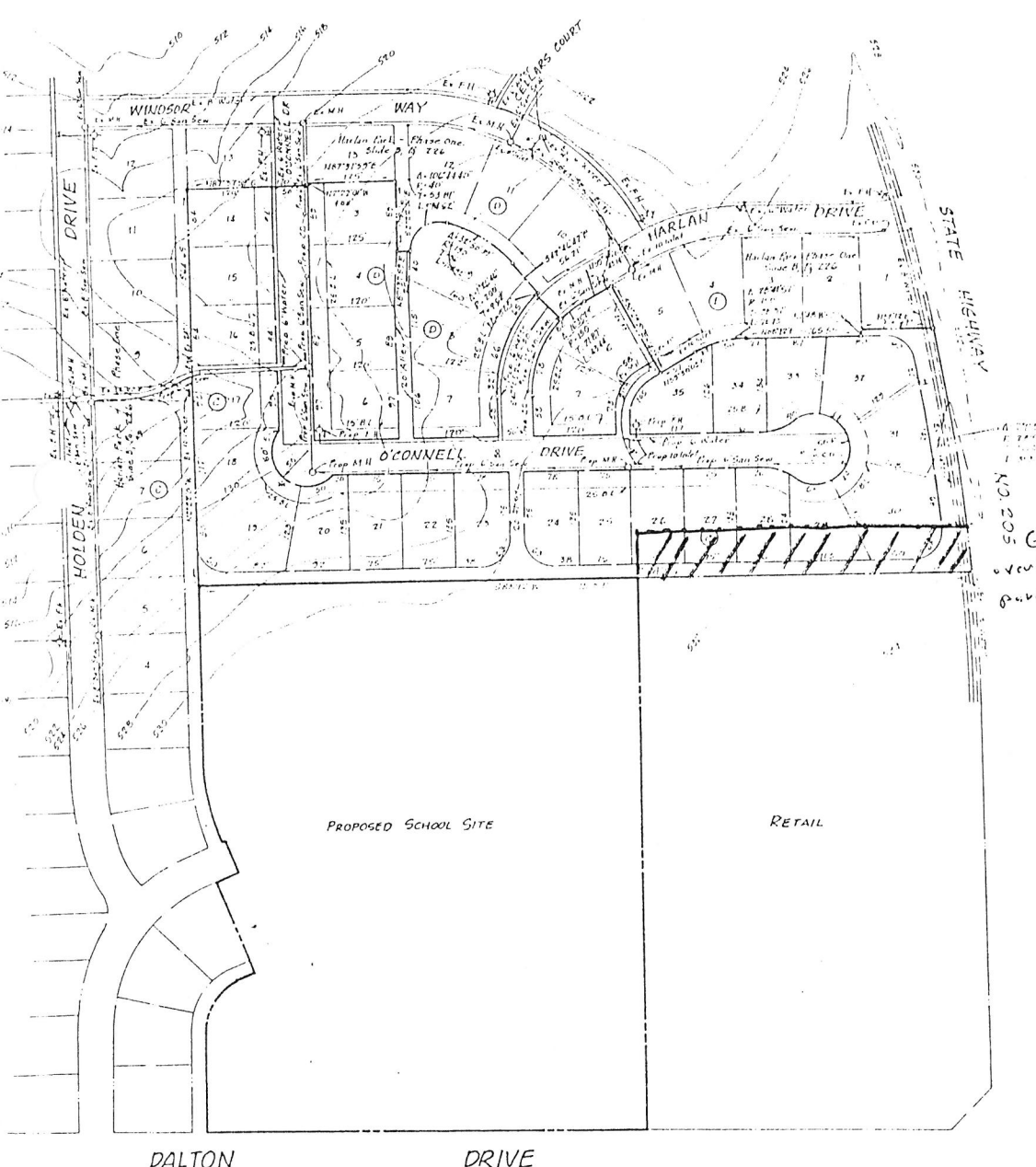
**Comments:**

The applicant proposes to present a preliminary plat for a 10.75 acre tract of land. The applicant has indicated that the addition will be comprised of 31 residential lots. The applicant proposes that the lots will meet all the minimum requirements of the SF10 zoning district.

This development is the second phase of the existing Harlan Park addition. The roadways and streets and alleys have been designed as extensions of existing streets and alleys.

This preliminary plat is in compliance with the subdivision regulations of the City and compatible with existing development.

N



500 GR zoning overlaps land parcels by 40

DALTON

DRIVE

COLLIN CO  
ROCKWALL

205

**SITE  
LOCATION**

SCALE : 1" = 1000'

512

DALTON ROAD

DALTON ROAD

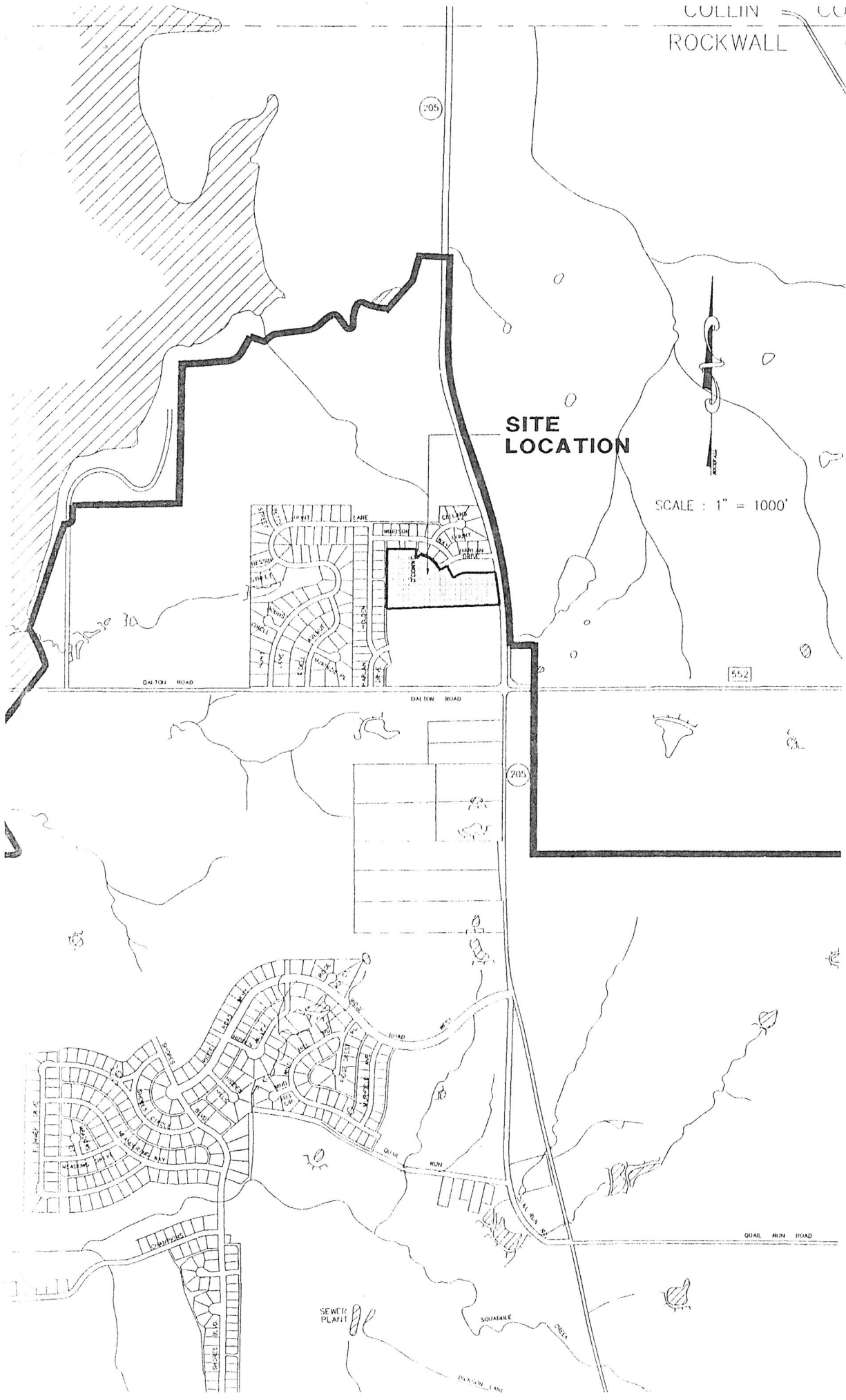
205

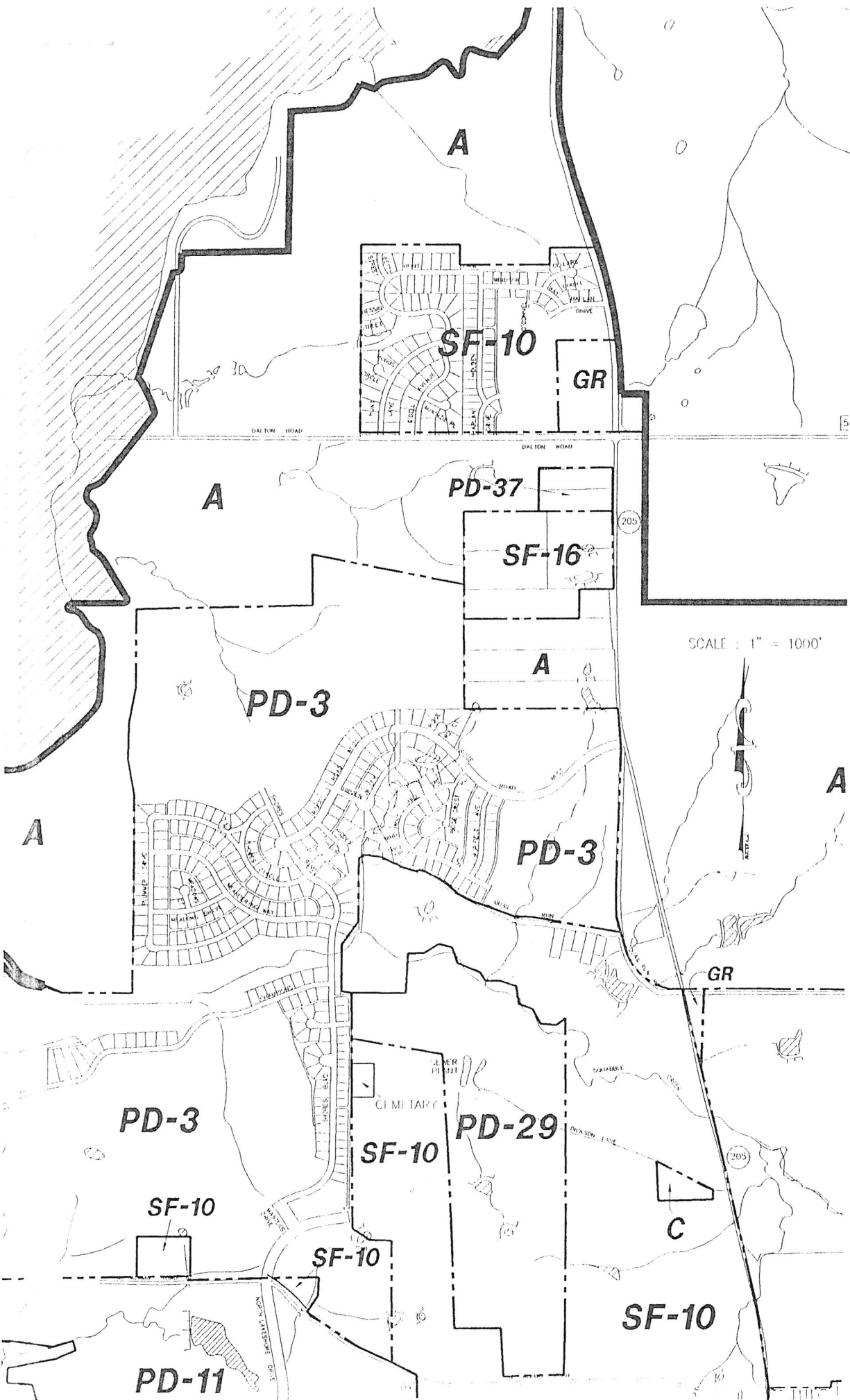
QUAIL RUN ROAD

SEWER  
PLANT

SEWERTABLE

OVERSIC LANE





A

SF-10

GR

A

PD-37

SF-16

A

PD-3

PD-3

SCALE : 1" = 1000'

A

A

GR

PD-3

SF-10

PD-29

SF-10

SF-10

C

SF-10

PD-11

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.

150

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

1

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

160

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

165

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.

170

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.

175

Oppermann seconded the motion which passed unanimously.

**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 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  
195 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:


200 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*

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

## 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.



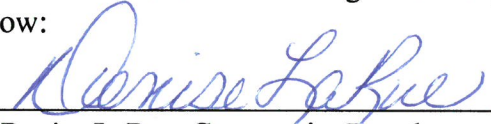
# CITY OF ROCKWALL

## "THE NEW HORIZON"

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Joe Holt for a Change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, and further described as *(see attachment)*

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-93-54-PP/Z

I am in favor of the request for the reasons listed below \_\_\_\_\_

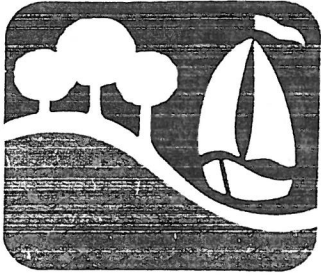
I am opposed to the request for the reasons listed below \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

PZ-PUBLICNOTICEFORM.FRM



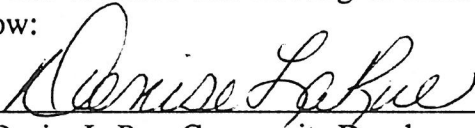
# CITY OF ROCKWALL

## "THE NEW HORIZON"

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Joe Holt for a Change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, and further described as (see attachment)

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-93-54-PP/Z

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

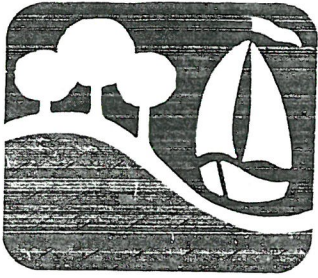
I am opposed to the request for the reasons listed below \_\_\_\_\_

1. *This will increase the property value of our current property.*
2. *This will help our neighborhood grow, and become recognized to the city council.*
- 3.

Signature W E Newm

Address 7126 Holden Dr.  
Rockwall, TX 75087

PZ-PUBLICNOTICEFORM.FRM



# CITY OF ROCKWALL

## "THE NEW HORIZON"

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Joe Holt for a Change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, and further described as (see attachment)

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-93-54-PP/Z

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

I am opposed to the request for the reasons listed below \_\_\_\_\_

1. To protect the value of our home!
- 2.
- 3.

Signature   
Address 7124 Holden

PZ-PUBLICNOTICEFORM.FRM

FORM NO. 100-100-100





# CITY OF ROCKWALL

## "THE NEW HORIZON"

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Joe Holt for a Change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, and further described as (see attachment)

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-93-54-PP/Z

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

I am opposed to the request for the reasons listed below \_\_\_\_\_

1. Elementary School location.
2. Consistent w/ adjacent zoning/housing
3. Avoiding undesirable commercial development.

*NOTE: -  
Please correct my  
address on your  
records - to:  
7135 Holden Dr.  
The P.O. box is for  
the former owner.  
Thanks.  
Delwin Archer*

Signature   
Address 7135 Holden Dr

PZ-PUBLICNOTICEFORM.FRM

*Planning & Zoning Comm.  
attn. Denise LaRue*

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

I am opposed to the request for the reasons listed below \_\_\_\_\_

1. General Retail environment not best next to school, Residential atmosphere best.
2. ~~Best~~ We believe it would be best for our property value to change the zoning from retail to residential
- 3.

Signature Lou Berchytte

Address 7130 Holden Dr

Rockwall TX 75087

PZ-PUBLICNOTICEFORM.FRM





A request from Joe Holt for a change in zoning from General Retail to Single Family-10 residential District Classification on a tract of land located north of Dalton Road and west of SH-205, and further described as follows:

Field notes of a 40' strip of land to be rezoned from commercial to residential.

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 951.05 feet with said centerline and the Southerly line of said Addition to a 1/2" iron rod set for a corner;

THENCE: North 02 degrees 22' 01" West a distance of 787.94 feet to a 1/2" iron rod set for a corner and the Point of Beginning;

THENCE: North 02 degrees 22' 01" West a distance of 40.40 feet to the beginning of a curve to the right having a central angle of 90 de-

grees 34' 01", a radius of 40.00 feet, and a chord that bears North 42 degrees 55' 00" East a distance of 56.85 feet;

THENCE: Along said curve an arc distance of 63.63 feet to the Point of Tangency of said curve;

THENCE: North 88 degrees 12' 00" East a distance of 436.72 feet to a point for a corner on the West line of State Highway 205, said point being on a curve to the right having a central angle of 00 degrees 49' 30", a radius of 2815.03 feet, and a chord that bears South 06 degrees 33' 49" East a distance of 40.54 feet;

THENCE: Along said curve and with said West line an arc distance of 40.54 feet to a point for a corner;

THENCE: South 88 degrees 12' 00" West a distance of 439.68 feet to the beginning of a curve to the left having a central angle of 90 degrees 34' 01", a radius of 40.00 feet, and a chord that bears South 42 degrees 55' 00" West a distance of 56.85 feet;

THENCE: Along said curve an arc distance of 63.23 feet to the Point of Beginning and containing 0.444 acres of land. (27)

ROCKWALL, TX 75087

ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27203 (56581)  
3816-000B-0005-00-OR

HARLAN PARK PH 1, BLOCK B, LOT 5

MAUPIN DONALD R & CHARLOTTE A  
7109 HOLDEN DR

SITUS: HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R27204 (56807)  
3816-000B-0006-00-OR

HARLAN PARK PH 1, BLOCK B, LOT 6

SHACKELFORD TIMOTHY & MARTHA S  
7111 HOLDEN DR

SITUS: HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

ROCKWALL, TX 75087

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

ACAD SYSTEM  
1994 PRELIMINARY ROLL FOR:

*Harlan Park*

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPT

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27210 (42109)  
3816-000B-0012-00-OR  
ELLIS RUTH E  
P O BOX 42  
ROYSE CITY, TX 75189

HARLAN PARK PH 1, BLOCK B, LOT 12  
SITUS: HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R27211 (51038)  
3816-000B-0013-00-OR  
MCCARTY ROBERT J JR & ANNETTE  
7125 HOLDEN DR  
ROCKWALL, TX 75087

HARLAN PARK PH 1, BLOCK B, LOT 13  
SITUS: 7125 HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27212 (34560)  
3816-000B-0014-00-OR  
HAGLER DENNIS M ETUX  
7127 HOLDEN DRIVE

HARLAN PARK PH 1, BLOCK B, LOT 14  
SITUS: 7127 HOLDEN DR  
ENTS: GRW, SRW, CRW

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y E  
1994 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
PID: R27214 (49902) 3816-000B-0016-00-OR PLOSKI TERRENCE J ETUX 7131 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 16  SITUS: 7131 HOLDEN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: 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 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27216 (56037) 3816-000B-0018-00-OR ARCHER DELWIN E ESTHER JEAN P O BOX 661 ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK B, LOT 18  SITUS: 7135 HOLDEN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: 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 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: 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 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27219 (27938) 3816-000C-0002-00-OR HOUCHIN JAMES M & LISA 7112 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 2  SITUS: 7112 HOLDEN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: 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 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27221 (52127) 3816-000C-0004-00-OR PARISH DANNY JOE & MARI KAY 7116 HOLDEN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK C, LOT 4  SITUS: 7116 HOLDEN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	

ROCKWALL, TX 75087

LAND SPTB: A1, IMP. SPTB: A1

PID: R27221 (52127)  
3816-000C-0004-00-OR  
PARISH DANNY JOE & MARI KAY  
7116 HOLDEN DR  
ROCKWALL, TX 75087

HARLAN PARK PH 1, BLOCK C, LOT 4  
SITUS: 7116 HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27222 (53888)  
3816-000C-0005-00-OR  
TAYLOR MARK G & JESSICA K  
7118 HOLDEN DR  
ROCKWALL, TX 75087

HARLAN PARK PH 1, BLOCK C, LOT 5  
SITUS: 7118 HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y S T  
1994 PRELIMINARY ROLL FO

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMI

PID: R27223 (56077)  
3816-000C-0006-00-OR  
YOUNGBLOOD MICHAEL S & JANA G  
7120 HOLDEN DR  
ROCKWALL, TX 75087

HARLAN PARK PH 1, BLOCK C, LOT 6  
SITUS: HOLDEN DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: 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  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27230 (50190)  
3816-000C-0013-00-OR  
SCHWERTNER RAY D ETUX

HARLAN PARK PH 1, BLOCK C, LOT 13  
SITUS: 7133 O'CONNELL



Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y S T  
1994 PRELIMINARY ROLL FC

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
PID: R27232 (51806) 3816-000D-0011-00-OR PALMER NEAL H & KIMBERLY A & GLENN V & REGINA F ZOLUN 512 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK D, LOT 11  SITUS: 512 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27234 (34224) 3816-000D-0012-00-OR BROCKETTE DON E 510 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK D, LOT 12  SITUS: 510 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27235 (50151) 3816-000D-0013-00-OR STRAUSBAUGH DENNIS L 7132 O'CONNEL DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK D, LOT 13  SITUS: 7132 O'CONNELL ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27236 (53450) 3816-000E-0001-00-OR RUNNELS NEVILLE J & JOHANNA E 7140 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK E, LOT 1  SITUS: 7140 HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27237 (51620) 3816-000E-0002-00-OR HORTON BILL D & JOYCE 7138 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK E, LOT 2  SITUS: 7138 HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27238 (51040) 3816-000E-0003-00-OR JOHNSON ANDREW K & RUTH ANNE 7136 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK E, LOT 3  SITUS: 7136 HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27239 (52495) 3816-000E-0004-00-OR MCCALLUM DARRELL A & SHARON F 7134 HARLAN ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK E, LOT 4  SITUS: 7134 HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27240 (48642) 3816-000E-0005-00-OR ISAACSON MILTON E & BARBARA 7132 HARLAN DRIVE ROCKWALL, TEXAS 75087	HARLAN PARK PH 1, BLOCK E, LOT 5  SITUS: 7132 HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTR: A1	

MCCALLUM DARRELL A & SHARON F SITU: 7134 HARLAN DR  
 7134 HARLAN ENTS: GRW, SRW, CRW  
 ROCKWALL, TX 75087 LAND SPTB: A1, IMP. SPTB: A1

PID: R27240 (48642) HARLAN PARK PH 1, BLOCK E, LOT 5  
 3816-000E-0005-00-OR  
 ISAACSON MILTON E & BARBARA SITU: 7132 HARLAN DR  
 7132 HARLAN DRIVE ENTS: GRW, SRW, CRW  
 ROCKWALL, TEXAS 75087 LAND SPTB: A1, IMP. SPTB: A1

PID: R27241 (52126) HARLAN PARK PH 1, BLOCK F, LOT 1  
 3816-000F-0001-00-OR  
 HUMPHRIES JOHNNA M SITU: HARLAN DR  
 2301 PRIMROSE DR ENTS: GRW, SRW, CRW  
 RICHARDSON, TX 75082 LAND SPTB: C1

Rockwall County Appraisal District  
 THE SOFTWARE GROUP, INC.

A C A D S Y S T E M  
 1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT:
PID: R27242 (49710) 3816-000F-0002-00-OR RAKICH CEDO AND JULIA 503 N FANNIN ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 2  SITU: HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27243 (56379) 3816-000F-0003-00-OR RIFFE STACY M 7135 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 3  SITU: HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27244 (50456) 3816-000F-0004-00-OR FORBES CHARLES & ANNELIESE 7133 HARLAN DR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 4  SITU: 7133 HARLAN DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27245 (50432) 3816-000F-0005-00-OR WALTMAN JOHN MORRIS ETUX 512 CELLARS COURT ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 5  SITU: 512 CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27246 (56266) 3816-000F-0006-00-OR FISCHER CHRISTOPHER R & KELLY 514 CELLARS CT ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 6  SITU: 514 CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27247 (51623) 3816-000F-0007-00-OR MUSSETTER DAVID D & KARLA 516 CELLARS CT ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 7  SITU: 516 CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27248 (52458) 3816-000F-0008-00-OR NICODEMUS GAY J 518 CELLARS CT ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 8  SITU: 518 CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27249 (53192) 3816-000F-0009-00-OR EDWARDS TOM K & DEBRA L	HARLAN PARK PH 1, BLOCK F, LOT 9  SITU: 520 CELLARS CT	

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M  
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R27251 (51042) 3816-000F-0011-00-OR SCHROEDER PHYLLIS 634 SORITA CIR ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 11  SITUS: CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27252 (51807) 3816-000F-0012-00-OR DECELL III GEORGE M & CHRISTINA E 517 CELLARS CT ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 12  SITUS: 517 CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27253 (52256) 3816-000F-0013-00-OR VERMEULEN LUKE A & BARBARA A 515 CELLARS CT ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 13  SITUS: 515 CELLARS CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27254 (53288) 3816-000F-0014-00-OR JONES TIMOTHY W 513 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 14  SITUS: 513 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27255 (33236) 3816-000F-0015-00-OR WILSON CHARLES H & LINDA L 511 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 15  SITUS: 511 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27256 (49782) 3816-000F-0016-00-OR HALCOMB ROBERT L & ILA F 509 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 16  SITUS: 509 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27257 (49555) 3816-000F-0017-00-OR MYERS MATTISON E & KATHY J 507 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 17  SITUS: 507 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27258 (33581) 3816-000F-0018-00-OR KINZBACH BRADLEY W ETUX 505 WINDSOR WAY	HARLAN PARK PH 1, BLOCK F, LOT 18  SITUS: 505 WINDSOR WAY ENTS: GRW, SRW, CRW	

3816-000F-0017-00-OR  
MYERS MATTISON E & KATHY J  
507 WINDSOR WAY  
ROCKWALL, TX 75087

SITUS: 507 WINDSOR WAY  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27258 (33581)  
3816-000F-0018-00-OR  
KINZBACH BRADLEY W ETUX  
505 WINDSOR WAY  
ROCKWALL, TEXAS 75087

HARLAN PARK PH 1, BLOCK F, LOT 18  
SITUS: 505 WINDSOR WAY  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R27259 (50792)  
3816-000F-0019-00-OR  
CARAMANICA JOHN P & KAREN F  
503 WINDSOR WAY  
ROCKWALL, TX 75087

HARLAN PARK PH 1, BLOCK F, LOT 19  
SITUS: 503 WINDSOR WAY  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M  
1994 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R27260 (56420) 3816-000F-0020-00-OR AINSWORTH MICHAEL E & SALLY A 501 WINDSOR WAY ROCKWALL, TX 75087	HARLAN PARK PH 1, BLOCK F, LOT 20 SITUS: 501 WINDSOR WAY ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16832 (22411) 3820-0000-0001-00-OR HARRIS J E P O BOX 686 ROCKWALL, TX 75087	HARRIS, LOT 1, 607 S CLARK SITUS: 607 S CLARK ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16833 (15787) 3820-0000-0002-00-OR HARRIS JESSIE EARL JR P O BOX 686 ROCKWALL, TX 75087	HARRIS, LOT 2, 605 S CLARK SITUS: 605 S CLARK ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16834 (15788) 3820-0000-0003-00-OR GLASS JO KAY 301 MEADOWDALE ROCKWALL, TX 75087	HARRIS, LOT 3, 603 S CLARK SITUS: 603 S CLARK ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16835 (22411) 3820-0000-0004-00-OR HARRIS J E P O BOX 686 ROCKWALL, TX 75087	HARRIS, LOT 4, 601 S CLARK SITUS: 601 S CLARK ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16836 (22411) 3820-0000-0005-00-OR HARRIS J E P O BOX 686 ROCKWALL, TX 75087	HARRIS, LOT 5, 515 S CLARK SITUS: 515 S CLARK ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R16837 (22411) 3820-0000-0006-00-OR HARRIS J E P O BOX 686 ROCKWALL, TX 75087	HARRIS, LOT 6, 511 S CLARK SITUS: 511 S CLARK ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R16838 (22411) 3820-0000-0007-00-OR HARRIS J E	HARRIS, LOT 7, 509 S CLARK	