

✓ Prelim - \$75<sup>00</sup> + \$5<sup>00</sup>/Acre = \$80<sup>00</sup>  
 Final - \$125<sup>00</sup> + \$35/Acre

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Date 2-4-94

Name of Proposed Subdivision Ben Blythe

Name of Subdivider Ben Blythe

Address 811 E. Heath Phone 771-5356

Owner of Record Thomas Haack

Address 1860 J-30 Rockwall Phone 722-3837

Name of Land Planner/Surveyor/Engineer John Lindsey / Land Planner

Address 1008 Ridge Rd. Rockwall Phone 771-1906

Total Acreage 1.862 Current Zoning Agriculture

No. of Lots/Units 1

Signed Ben Blythe

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.

<u>Provided or Shown</u> <u>On Plat</u>	<u>Not</u> <u>Applicable</u>	
_____	_____	A. Vicinity map
_____	_____	B. Subdivision Name
_____	_____	C. Name of record owner, subdivider, land planner/engineer
_____	_____	D. Date of plat preparation, scale and north point

II. Subject Property

- |       |       |    |   |
|-------|-------|----|---|
| _____ | _____ | 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 \_\_\_\_\_

File No. 94-1-2/PP

Date 2/4/94

Fee \$ 80.00

Receipt No. 080530



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

**Nº 030530**

(214) 771-7700

Cash Receipt

Name Ben Blythe Date 2-4-94

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

Job Address Preliminary Plat Permit No. \_\_\_\_\_

Check  3769 Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	<u>80-</u>	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
<b>TOTAL OF COLUMN</b>		<u>80-</u>	<b>TOTAL OF COLUMN</b>		
<b>TOTAL DUE</b>		<u>80-</u>	Received by <u>DH</u>		

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-1-2 Filing Fee 143.62 ~~175.00~~ Date 1-11-94

Applicant THOMAS E. HAACK Phone 722-3837

Mailing Address: P.O. Box 1360  
ROCKWALL TX 75087

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.)

*See Attached*

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

Agriculture District Classification to  
Light Commercial Indust. District Classification for the  
following reasons: (attach separate sheet if necessary)

*PROCESS OF SELLING PROPERTY.*

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 *Thomas E. Haack*

OWNERS TITLE POLICY

AGENT ID: 3004-TX  
COUNTY CODE: 397  
POLICY NUMBER: 439722  
POLICY DATE: December 10, 1993  
PREMIUM: \$402.00  
LIABILITY AMOUNT: \$24,750.00  
GF NUMBER: 93081861  
ESCROW UNIT: 03  
TRANS CODE: 1000  
PROPERTY TYPE: L

Philip L. Hail  
GJM

T-1 OWNERS POLICY SCHEDULES-FORM PRESCRIBED BY TEXAS DEPARTMENT OF  
INSURANCE - REVISED 1/1/93

SCHEDULE A

GF NO.: 93081861 GJM  
OWNER POLICY NO.: 439722

DATE OF POLICY:  
December 10, 1993 4:01 P.M

AMOUNT OF INSURANCE: \$24,750.00

1. Name of Insured: Thomas E. Haack
2. The estate or interest in the land that is covered by this policy is: Fee simple
3. Title to the estate or interest in the land is insured as vested in: Thomas E. Haack
4. The land referred to in this policy is described as follows:  
\*See attached\*

TRACT I

BEING 1.862 acres of land located in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas and being the same tract of land conveyed as Tract One to Skyline Savings Association according to the Substitute Trustee's Deed

recorded in Volume 392, page 170 of the Deed Records of Rockwall County, Texas, and being part of a 38.21 acre tract of land as recorded in Volume 126, page 116 of the Deed Records of Rockwall County, Texas and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 1, Block 'A', K.H.D. Inc. Subdivision, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet 'B', Slide 321 of the Plat Records of Rockwall County, Texas lying in the South right-of-way line of Interstate Highway No. 30 (a 300-foot wide right-of-way) and lying by Deed N 73 deg. 51' E, 744.51 feet along said right-of-way line from the Northwest corner of said 38.21 acre tract;

THENCE N 73 deg. 51' 00" E, 205.00 feet along said right-of-way line with the North boundary line of said Lot 1 to a 1/2-inch iron rod set at the Northeast corner thereof,

THENCE S 04 deg. 38' 12" E, 325.40 feet along the East boundary line of said Lot 1 to a 1/2-inch iron rod set at the Southeast corner thereof and the PLACE OF BEGINNING of the herein described tract,

THENCE S 04 deg. 38' 12" E, 393.52 feet to a 3/8-inch iron rod found at the Southeast corner of aforesaid Tract One lying in the Northwest boundary line of that certain tract of land conveyed as Second Tract to F.D. Hitt according to the deed recorded in Volume 42, page 569 of the Deed Records of Rockwall County, Texas,

THENCE S 68 deg. 19' 15" W, 210.10 feet along the South boundary line of said Tract One with the Northwest boundary line of said Hitt Tract to a 1/2-inch iron rod set at the Southwest corner of said Tract One being the Southeast corner of that certain tract of land conveyed to Southwest Electrical Contractors Company according to the deed recorded in Volume 245, page 713 of the Deed Records of Rockwall County, Texas,

THENCE N 04 deg. 38' 12" W, 414.18 feet along the West boundary line of said Tract One with the East boundary line of said Southwest Electrical tract to a 1/2-inch iron rod set at the Southwest corner of aforesaid Lot 1, Block 'A',

THENCE N 73 deg. 51' 00" E, 205.00 feet along the South boundary line of said Lot 1, Block 'A' to the PLACE OF BEGINNING, containing 1.862 acres (81,123 square feet) of land.



TRACT II

BEING 3.268 acres of land located in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas and being the same tract of land conveyed as Tract Two to Skyline Savings Association according to the Substitute Trustee's Deed recorded in Volume 392, page 170 of the Deed Records of Rockwall County, Texas, same being part of a 38.21 acre tract of land as recorded in Volume 126, page 116 of the Deed Records of Rockwall County, Texas and more particularly described by metes and bounds as follows:

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THENCE S 04 deg. 38' 12" E, 698.26 feet along the East boundary line of said Tract Two with the West boundary line of said Cowan Tract to a 1/2-inch iron rod found at the Southeast corner of said Tract Two lying in the Northwest boundary line of that certain tract of land conveyed as Second Tract to F.D. Hitt according to the deed recorded in Volume 42, page 569 of the Deed Records of Rockwall County, Texas,

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OWNER POLICY  
SCHEDULE B  
EXCEPTIONS FROM COVERAGE

GF NO.: 93081861

POLICY NO.: 439722

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) that arise by reason of the terms and conditions of the leases or easements insured, if any, shown in Schedule A and the following matters:

1. ~~The following restrictive covenants or record itemized below (the Company must either insert specific recording data or delete this exception):~~

DELETED.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured.
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 94 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage

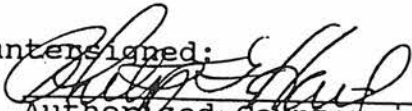
Continued on next page

SCHEDULE "B" CONTINUED:  
or ownership.

6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception.):
7. Rights of parties in possession.
8. Exception to barbed wire fence across South property line of both Tracts as shown on survey dated April 02, 1992 by Wier & Assoc., Inc. R.P.L.S. No. 2296 (Job #92510).
9. PROTRUSION of Horse Wire Fence into Lot 1, Block A, of K.H.D., INC. SUBDIVISION as shown on survey dated April 02, 1992 by Wier & Assoc., Inc. R.P.L.S. No. 2296 (Job #92510) affects Tract 1 only.
10. 15' EASEMENT granted by A.G. Nichols, Trustee, to Blackland Water Supply Corp. dated 8/19/81, recorded in Volume 160, page 405, DRRCT. Easement crosses the North & East property lines along I-30 and FM Road 549.
11. Any portion of the property herein described which falls within the boundaries of any road or roadway.
12. Visible and apparent easements on or across the property.
13. RESERVATION of a 127/432 interest (same being 127.432 of the usual 1/8th royalty) in and to all of the oil, gas and other minerals in and under or produced from said land, as reserved in the deed from W. S. Springer et al to Samuel F. Springer and wife, Leona Springer, dated June 28, 1951 of record in Volume 47, Page 368, RRRCTT.

Countersigned:

By:

  
Authorized Countersignature



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

No 030388

(214) 771-7700

Cash Receipt

Name Thomas Technologies Date 1-24-94

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

Job Address Case # 94-1-2 Permit No. \_\_\_\_\_

Check  6114 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	
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Subdivision Plats	01-3412		Misc. Income	02-3819	
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			Assessment-Ph#2	14-3830	
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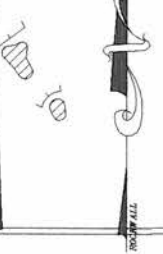
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MA

INSET



SCALE : 1" = 1000'

UNION PACIFIC R.R.

INDIAN TRAIL  
AMETY LANE

MATCH LINE

SEE INSET

SECURITY BLVD.

CONNECTOR ST.

ENTERPRISE DR.

COMMERCE STREET



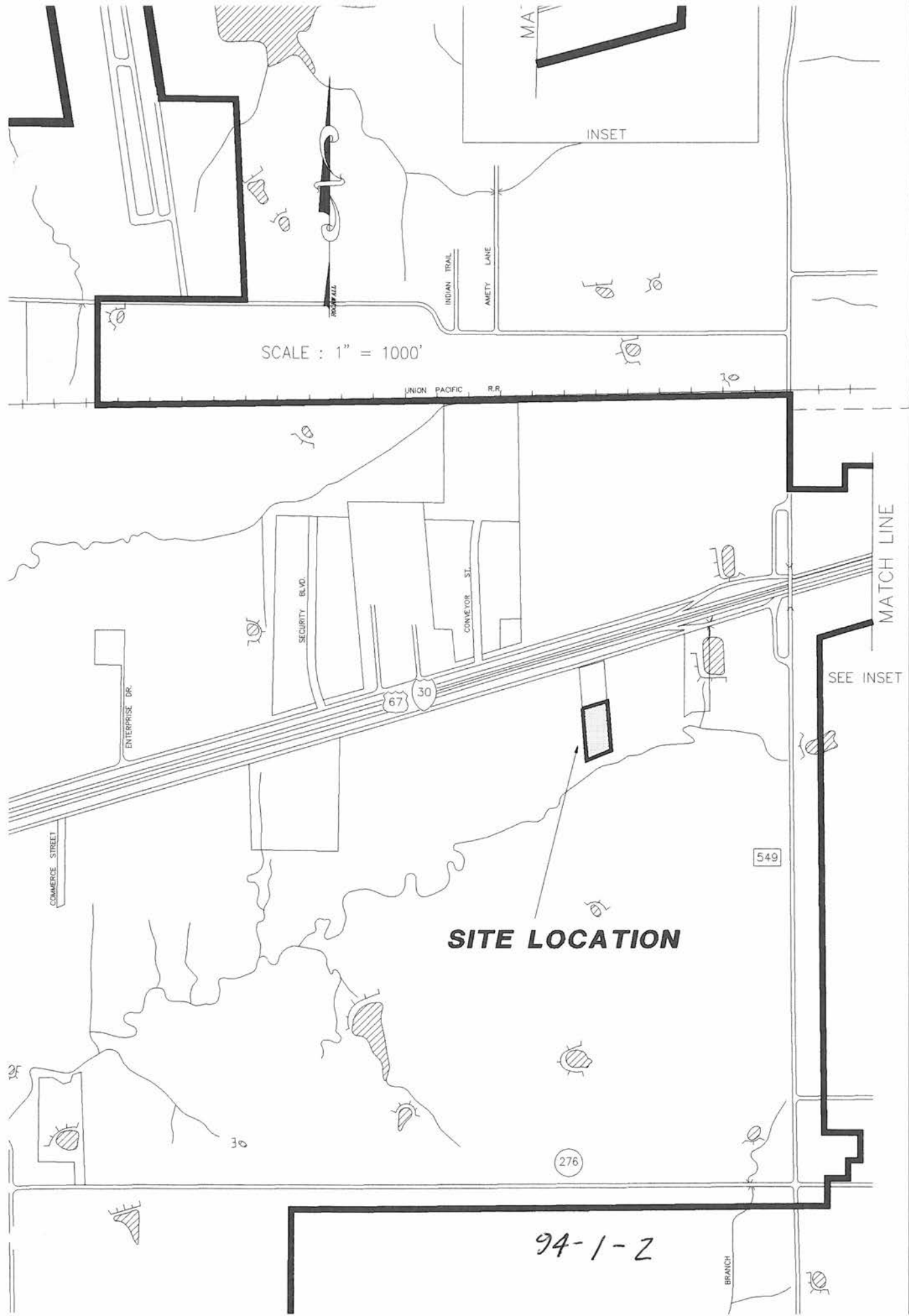
549

**SITE LOCATION**

276

94-1-2

BRANCH



CEMETERY

66

549

MATCH LINE

C

A

INSET

A

INDIAN TRAIL

AMEITY LANE

UNION PACIFIC R.R.

A

Hwy C

LI

SECURITY BLVD.

CONVEYOR ST.

LI

LI

LI

LI

PD-34

SEE INSET

Hwy C

A

C

LI

C

549

PD-10

A

LI

Hwy C

276

C

LONG BRANCH



SCALE : 1" = 1000'  
PZ 94-1-Z



*5 acre Plot.  
Between American Homes  
and Thomas Technologies.*

PLACE OF BEGINNING  
TRACT II

BY PLAT LIES 1362.04'  
ALONG R.O.W. FROM INT.  
W/ WEST R.O.W. F.M. 549

SERVICE ROAD (TWO WAY TRAFFIC)

ASPHALT PAVEMENT

WOOD RAIL FENCE

150.0'

N 73°51'00"E 205.00

N 73°51'00"E 205.00

3/8" I.R.F.

18.0'

3.0'

N 04°38'12"W 325.40

LOT I, BLOCK A,  
K.H.D. INC. SUBDIVISION  
CAB 'B', SLIDE 321  
P.R.R.C.T.

PLACE OF BEGINNING  
TRACT I

30' ACCESS ESMT. PER  
VOL. 482, PG. 196, D.R.R.C.T.

HORSE WIRE FENCE

N 73°51'00"E 205.00

1/2" I.R.S.

718.92

N 04°38'12"W 393.52

S 04°38'12"E 698.26

TRACT II  
3.268 ACRES  
(142,338 SQ. FT.)

SOUTHWEST ELECTRICAL  
CONTRACTORS COMPANY  
VOL. 245, PG. 713  
D.R.R.C.T.

JOHN LOCHART SURVEY - ABSTRACT No. 134  
TRACT I  
1.862 ACRES  
(81,123 SQ. FT.)

N 04°38'12"W 414.18

S 04°38'12"E 393.52

N 04°38'12"W 393.52

S 04°38'12"E 698.26

3/8" I.R.F.

S 68°19'15"W 210.10

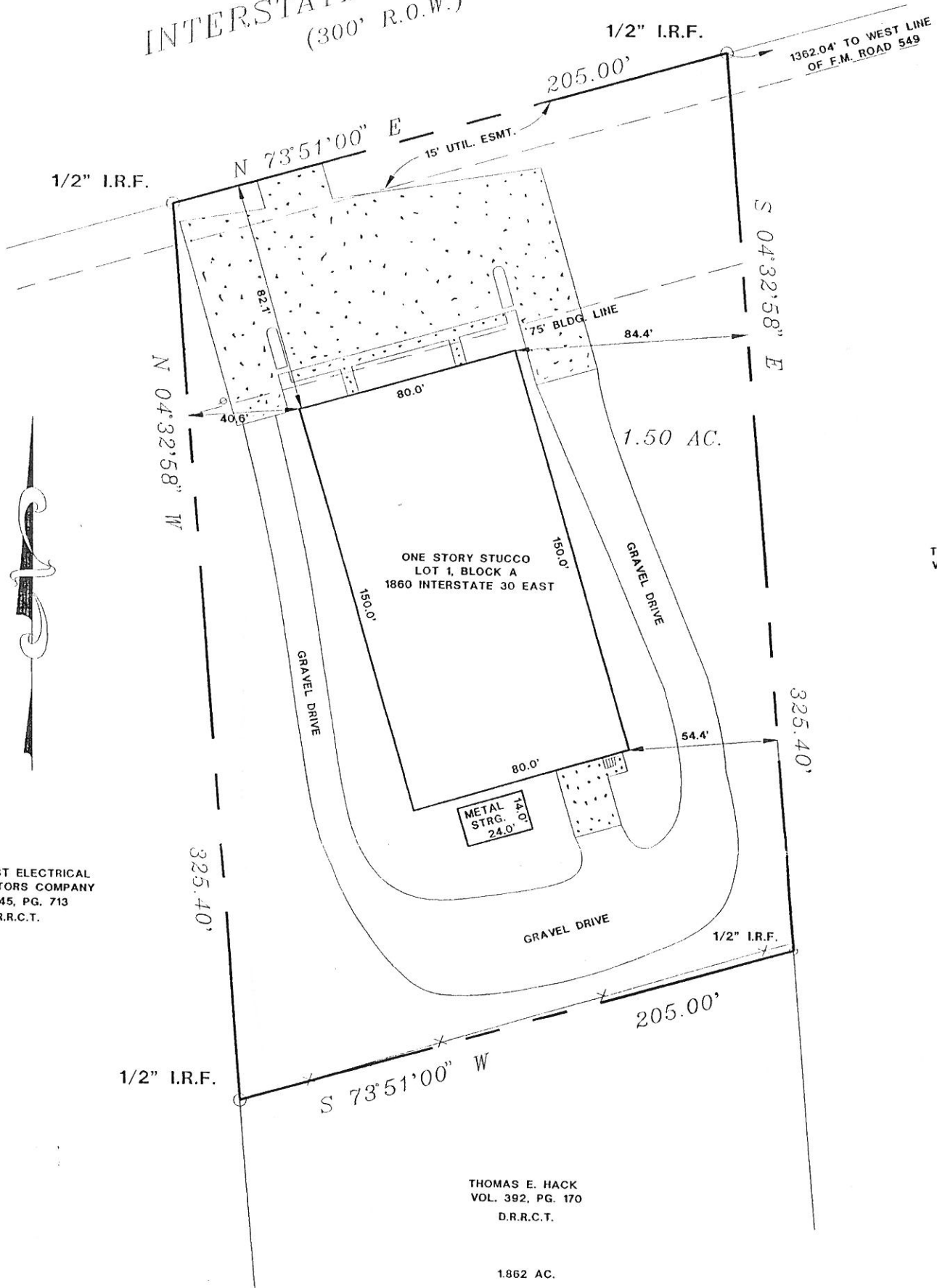
1/2" I.R.F.

0.3'

S 68°19'15"W 210.10

F.D. HITT  
VOL. 42, PG. 569  
D.R.R.C.T.

INTERSTATE HWY. NO. 30  
(300' R.O.W.)



SOUTHWEST ELECTRICAL CONTRACTORS COMPANY  
VOL. 245, PG. 713  
D.R.R.C.T.

THOMAS E. HACK  
VOL. 392, PG. 170  
D.R.R.C.T.

3.268 AC.

THOMAS E. HACK  
VOL. 392, PG. 170  
D.R.R.C.T.

1.862 AC.

*Kim R. Williams*  
Attorney & Counselor At Law

5630 YALE BLVD. • DALLAS, TEXAS 75206 • (214) 696-9253 • 24 HOUR: (214) 771-9916 • FAX: (214) 696-0867

---

March 4, 1994

Julie Couch  
City Of Rockwall  
Administrative Offices  
205 Rusk  
Rockwall, Texas 75087

Re: Site Plan and Plat for property owned by Thomas Haack  
on Interstate 30

Dear Ms. Couch,

As you know, I represent Mr. Thomas Haack in the above referenced matter. In accordance with your conversation with my associate, Mark D. Smith, Mr. Haack and Mr. John Lindsey, on March 2, 1994, with this letter we submit our clients revised preliminary site plan and plat.

It is my understanding that this matter will go to the Planning and Zoning Commission on March 10, 1994 for consideration of an approval recommendation. It is our desire to submit the final plat and site plan to the Commission at the Work Shop session as discussed, assuming City Council approval of the preliminaries.

You will note that the preliminary site plan calls for a 24' wide "gravel" driveway. Please be advised that my client is requesting a variance from the city code/ordinance which would require this driveway to be paved asphalt or concrete. This variance would extend for a period of two (2) years from the date of approval of the Final site plan. My client will agree to pave the driveway with asphalt or concrete within this two (2) year time period.

Thank you for your attention and assistance with this matter.

Very Truly Yours,

*Kim R. Williams*  
Kim R. Williams

cc: Thomas Haack

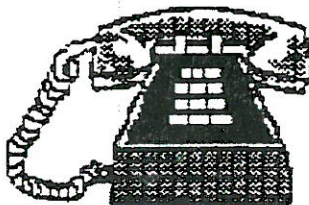
P2-1-2-PP-SP

THIS FAX IS FROM:

THOMAS TECHNOLOGIES, LIMITED



1860 I-30 EAST  
P. O BOX 1360  
ROCKWALL, TEXAS 75087  
TEL (214) 722-3837  
FAX (214) 771-4550



PAGE 1 OF 2

DATE: 4-4-94

THIS FAX IS TO:

Thomas Haack

LOCATION: City of Rockwall

CONTACT PERSON: Julie Couch or Dave

TELEPHONE: \_\_\_\_\_

FAX #: 214-771-7727

MESSAGE:

Withdrawal of request for final plat approval

Thomas E Haack

Thomas E. Haack  
214-722-3837  
Rockwall, TX

Tracy Crosier  
214-722-3837  
Rockwall, TX

Shannon Carlson  
502-443-5565  
Paducah, KY

Brian Skinner  
214-722-3837  
Rockwall, TX

Dee Prettyman  
214-722-3837  
Rockwall, TX

Jay Ingram  
214-722-3837  
Rockwall, TX

**THOMAS TECHNOLOGIES, LIMITED****Corporate Office:**

1860 I-30 East  
P.O. Box 1360  
Rockwall, TX 75087  
(214) 722-3837

**Other Offices:**

**NATIONAL:** (800) 842-8493  
**KY:** (502) 443-5565  
**FAX:** (214) 771-4550  
**PURCHASING:** (214) 722-8991

April 4, 1994

City of Rockwall  
205 W. Rusk  
Rockwall, TX 75087

Attn: Julie Couch

RE: Withdrawal of Request for Final Plat approval and  
request for return of all paperwork.

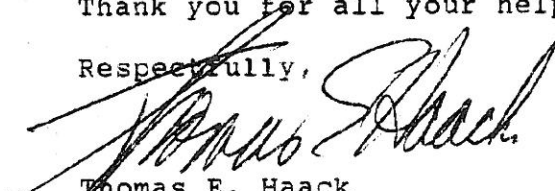
Julie:

After further study we have been forced to decide against  
the construction of a building located behind 1860 I 30 East.  
We ask that the plat and boundaries remain intact as they  
sit now. Thus we are withdrawing our request for approval  
of final plat.

Please advise me where and when we can retrieve the documents  
in your possession.

Thank you for all your help.

Respectfully,



Thomas E. Haack

TEH/mm

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

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

**III. PUBLIC HEARINGS**

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

**IV. ACTION ITEMS**

- A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
- B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

**V. WORK SESSION**

- A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
- B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
- C. 94-5-Z Amendment to "PD-14" from Monty Oakley
- D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park

F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. ADJOURNMENT

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

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

PLANNING AND ZONING COMMISSION  
Regular Meeting Minutes  
February 28, 1994

5

I. CALL TO ORDER

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

II. PUBLIC HEARINGS/ZONING REQUESTS

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

20

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

Summary of Commissioners comments regarding this request:

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

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

30

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

35

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

40

\* That the land use acreage as submitted be generally approved



45 \* That the Developer shall dedicate 10 feet of ROW along N.Lakeshore adjacent to the  
development in addition to the ROW necessary for construction of the roadway, in  
conjunction with the first phase of development. The Developer shall also submit for  
approval by the Commission and City Council a detailed screening/landscape plan for  
50 N.Lakeshore and Alamo Road in conformance with the application. The plan shall at a  
minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N.  
Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical  
landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet  
of frontage, as defined by the City's landscape ordinance, shall be provided along N.  
Lakeshore. The detailed plan shall provide a phasing plan of improvements.

55 \* That the Developer shall provide a linear greenbelt along and generally in the  
configuration as shown on the preliminary plan. The greenbelt shall be cleared by the  
Developer as required by City. Prior to the development of the first phase the Developer  
shall submit for approval by the Commission and City Council a detailed plan for the  
60 greenbelt in conformance with the application. The plans, at a minimum, shall include  
a phasing plan of the improvements, location and design of the paved hiking path at a  
minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design  
of any required drainage improvements including headwalls as required by the City,  
public streets located along both sides of the drainway, and overall dimensions of the  
65 greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to  
the City or privately maintained.

\* The Developer may, if approved by the City, construct an amenity center in conjunction  
with the development for the exclusive use of the residents of the district, in accordance  
with the preliminary plan. Any such facilities shall be proposed in conjunction with  
development of the first phase.

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

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

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

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

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

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

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

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

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

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

100

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

105 The Chairman opened the Public Hearing.

Dub Douphrate outlined the request and recommended approval.

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

110

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

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

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

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

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

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

130 The Chairman opened the Public Hearing.

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

Douphrate also recommended approval of the zoning change.

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

The Chairman closed the public hearing.

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

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

145

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

The Chairman opened the public hearing.

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

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

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

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

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

The Chairman closed the public hearing.

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

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

175

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

The Chairman opened the public hearing.

Dub outlined the request and recommended approval of the request

185

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

190

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

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

195

III. ACTION ITEMS

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

J

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

205

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

210

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

215

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

Julie Couch outlined the request and recommended approval.

220

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

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

**IV. ADJOURNMENT**

225 There being no further business the meeting was adjourned.

230

ATTEST:

APPROVED:

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

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

**City of Rockwall  
Planning and Zoning Agenda**

**Agenda Date:** February 10, 1994

**Agenda Item:** P&Z-1-Z-PP-SP - Hold Public Hearing and Consider Recommending Approval of a request from Thomas Haack for a change in zoning from Agricultural to Light Industrial, and approval of a site plan and preliminary plat for property located at the Southside I-30 service road and west of Hwy. 549.

**Item Presented By:** Applicant, Thomas Haack

**Action Needed:** Hold Public Hearing and consider recommending approval of a zoning change from Agricultural to Light Industrial, and approval of a Site Plan, and Preliminary Plat.

**Background Information:** The applicant is requesting a change of zoning from "A" Agricultural to "LI" Light Industrial. The applicant has submitted a Site Plan/Preliminary plat for consideration of approval. The preliminary plat provides a 60' right-of-way between tracts I and II. The applicant has revised the original submittal in order to conform to the Thoroughfare Plan which indicates a collector to be constructed in this proximity. The applicant is also proposing to replat Lot 1, Block A in order to show a right-of-way dedication of 30 feet. Tract II will be platted in the future with the remaining 30 feet of right-of-way dedicated. The applicant will construct a portion of one-half the street as shown on the Site Plan. The remainder will be paved when development occurs to the south of this property. It has been the City's policy to require the developer to pave 50% of the street the entire length of the frontage being platted. It is the staff's position this would not be equitable for this particular street segment. When Tract II is platted the developer will be required to construct an equidistant section of pavement as indicated on Tract I.

**Recommendation:** Staff recommends approval of the zoning change and the Site Plan/Preliminary Plat provided the following:

1. The second gravel drive on the east side be eliminated.

**Attachments:**

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

**Agenda Item:** P&Z 94-1-Z-PP-SP

**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 94-1-Z (Haack)  
**DATE:** February 8, 1994

The applicant proposes to rezone a parcel of land from Agriculture to LI - Light Industrial. The property consist of 5.13 acres of land.

**Comments:**

1. The applicant is proposing to divide this parcel into two (2) tracts, and is proposing locating access easements on site. This property will be required to be platted and all public dedicated rights-of-way and/or easements should be indicated on the plat.
2. The applicant has provided parking spaces in excess to the zoning requirement, however, neither the dimensions of those spaces (including handicapped spaces) nor the drive lanes have been provided. The applicant must provide this information.
3. Although the Comprehensive Land Use Plan has indicated office/retail for this location, recent development trends adjacent to I-35, have indicated that Light Industrial land uses are appropriate for this site.
4. The thoroughfare plan indicates a future collector street to be located in the vicinity of this site. The relationship of the future collector street and this site must be resolved at the time of platting.



SITE LOCATION

94-1-2

MATCH LINE

INSET

MATCH LINE

SEE INSET

SCALE : 1" = 1000'

INDIAN PACIFIC RR

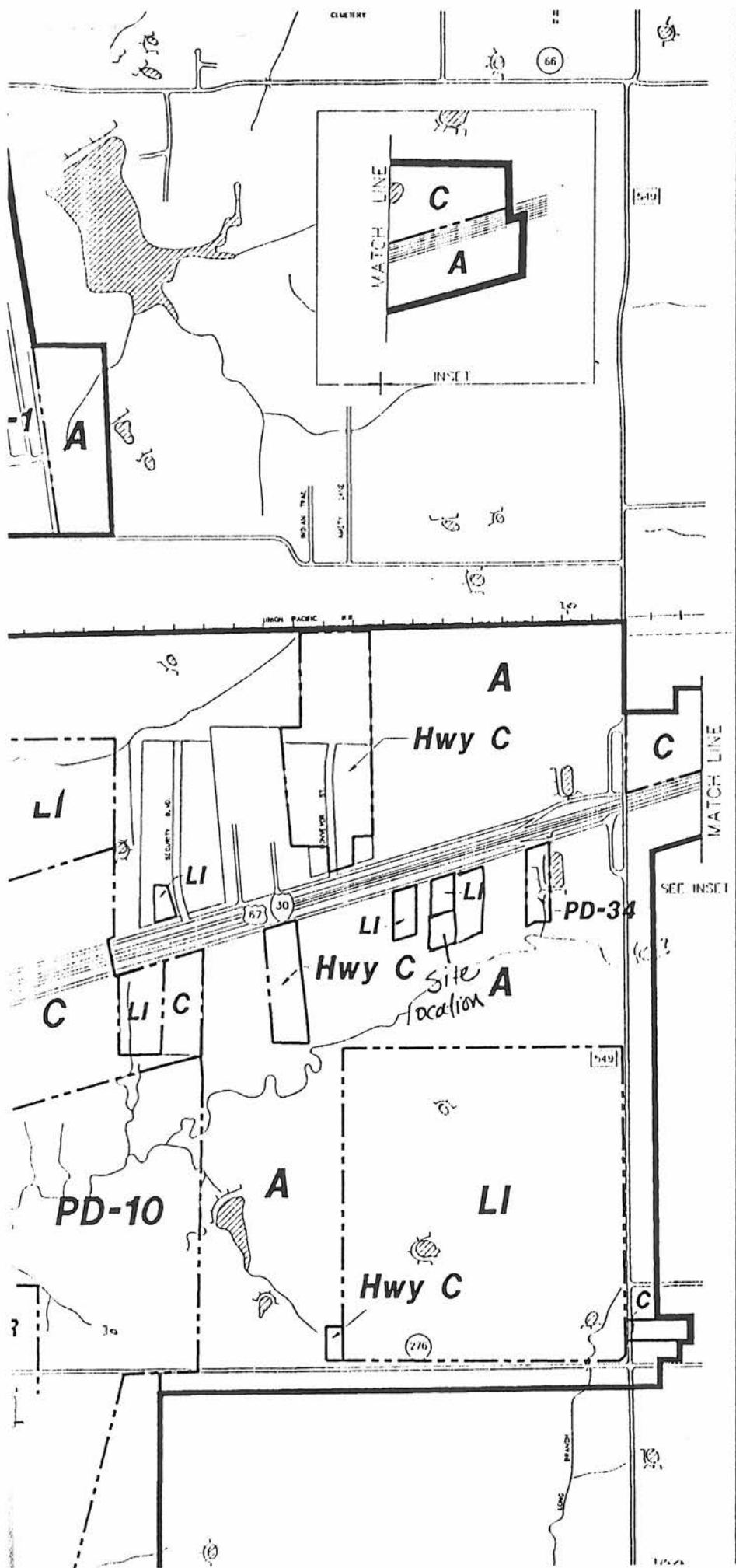
SECURITY RD

COMPTON ST

TEMPERARY

Part





SCALE : 1" = 1000'  
 PZ 94-1-Z

**City of Rockwall  
Planning and Zoning Agenda**

**Agenda Date:** March 31, 1994

**Agenda Item:** P&Z-94-1-FP/RP Discuss and Consider Recommending Approval of a Final Plat/Replat for Thomas Haack on a Tract of Land Located South of IH-30 and East of SH-205.

**Item Presented By:** Applicant, Thomas Haack

**Action Needed:** Discuss and Consider Recommending Approval of a Final Plat/Replat.

**Background Information:** The applicant is replatting the KHD subdivision which will encompass an additional 2 acres adjacent to and south of the existing platted lot. The applicant is also dedicating 60 feet of right-of-way for a future collector which conforms to the City's Thoroughfare Plan. The applicant agrees to enter into a facilities agreement outlining the following requirements:

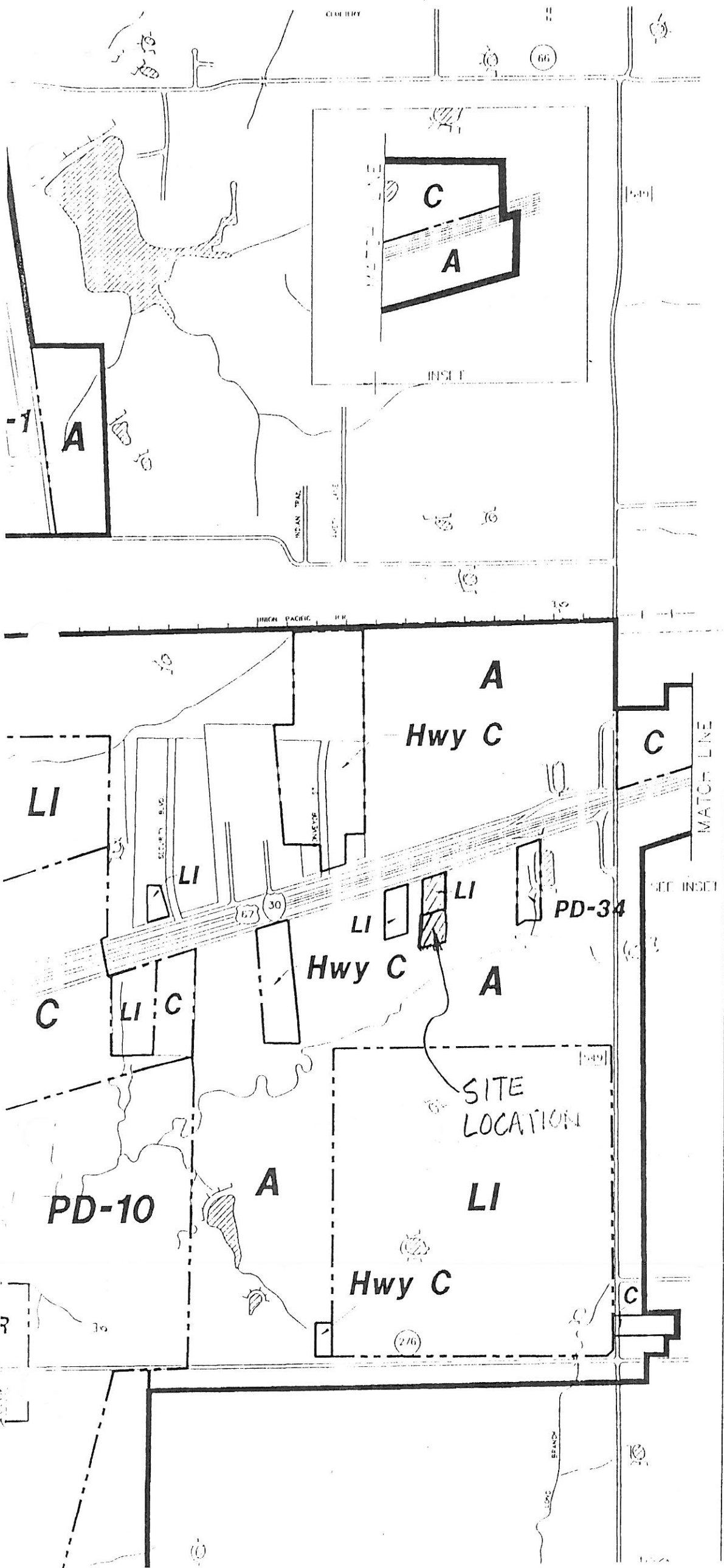
1. A gravel drive will be constructed as a temporary access to the rear building which will be removed when the concrete/asphalt drive is constructed.
2. The Property Owner will provide a concrete or asphalt drive connecting the two buildings in a period not to exceed 2 years from the date the property is replatted.
3. 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.

**Recommendation:** Staff recommends approval of the final plat/replat.

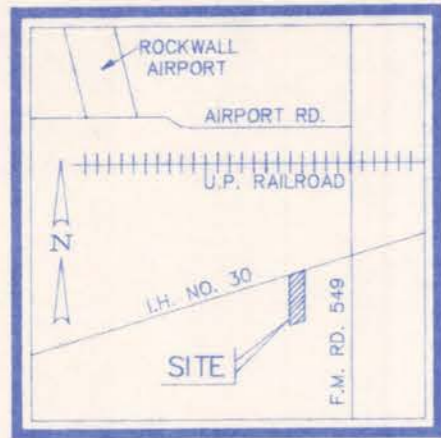
**Attachments:**

1. Location Map
2. Final Plat/Replat

**Agenda Item:** P&Z 94-1-FP/RP

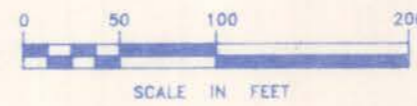
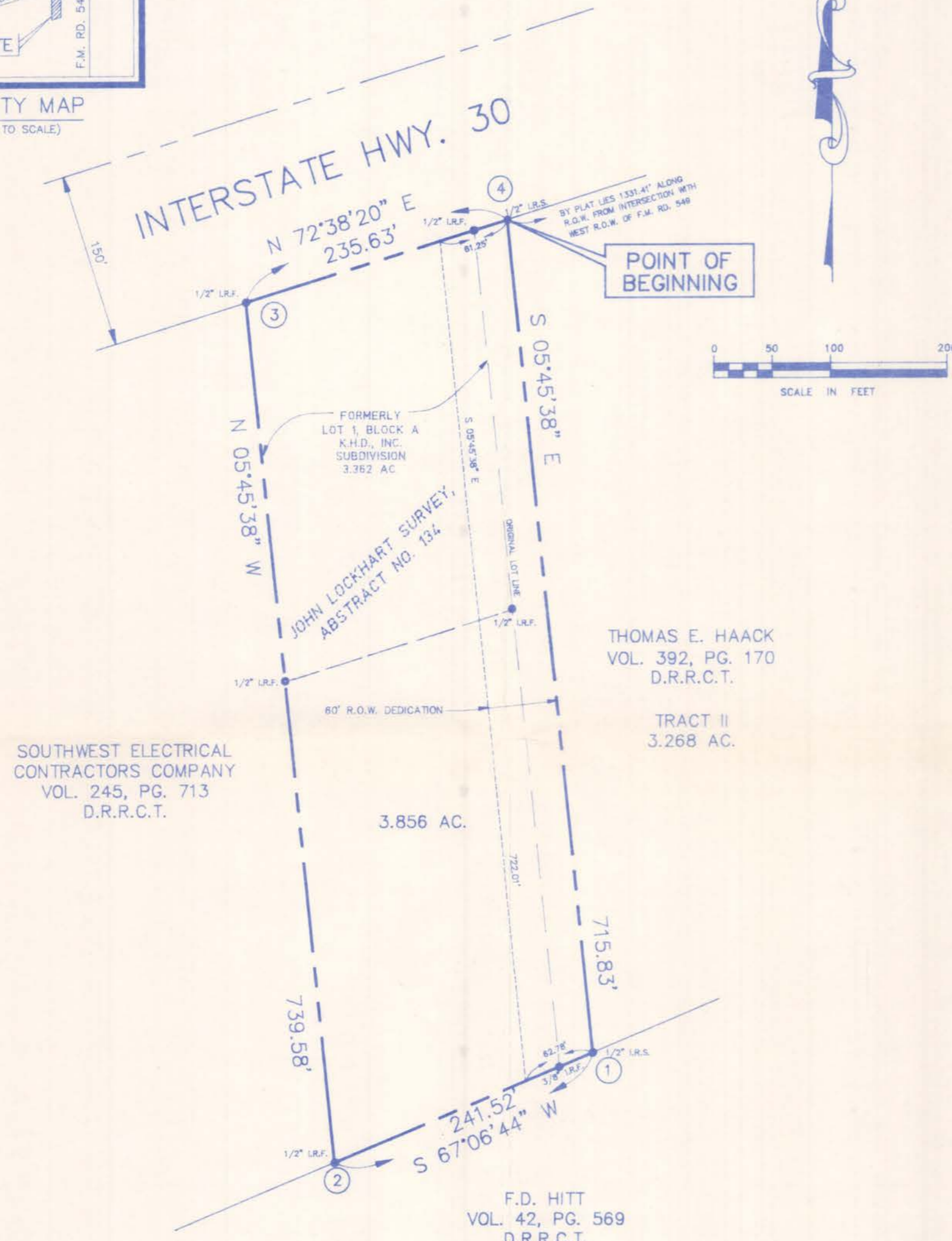


SCALE : 1" = 1000'  
 PZ 94-1-Z



VICINITY MAP  
(NOT TO SCALE)

SURFACE ADJUSTED COORDINATES GRID AZIMUTH	
NORTHING	EASTING
1 7023772.8765	2606333.0422
2 7023678.9412	2606110.5343
3 7024414.7865	2606036.3027
4 7024485.0952	2606261.1940



SOUTHWEST ELECTRICAL CONTRACTORS COMPANY  
VOL. 245, PG. 713  
D.R.R.C.T.

THOMAS E. HAACK  
VOL. 392, PG. 170  
D.R.R.C.T.

F.D. HITT  
VOL. 42, PG. 569  
D.R.R.C.T.

**A FINAL PLAT/REPLAT**

LOT 1, BLOCK A  
K.H.D., INC. SUBDIVISION  
JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER**

THOMAS E. HAACK  
1860 INTERSTATE HIGHWAY NO. 30 EAST  
ROCKWALL, TEXAS. 75087  
(214) 722-3837

**SURVEYOR**

**PRECISE LAND SURVEYING, INC.**  
18601 LBJ FREEWAY, SUITE 520  
MESQUITE, TEXAS 75150  
(214) 681-7072  
DATE: MARCH 31, 1994

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, THOMAS E. HAACK, being the owner of a tract of land in the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas, and being known as all of Tract I and part of Tract II as conveyed to Thomas E. Haack as recorded in Volume 392, Page 170 of the Deed Records of Rockwall County, Texas, and also being all of Lot 1, Block A of K.H.D., Inc. Subdivision as recorded in Cabinet B, Slide 21 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod set on the South line of Interstate Highway No. 30, said point being in the northerly line of said Tract II as recorded in Volume 392, Page 170, Deed Records of Rockwall County, Texas, and being 30.63 feet from the northeast corner of Lot 1, Block A of K.H.D., Inc. Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide B, Page 21 of the Plat Records of Rockwall County, Texas;

THENCE, S 05°45'38" E, leaving the south line of said Interstate Highway No. 30, a distance of 715.83 feet to a 1/2" iron stake set for corner;

THENCE, S 67°06'44" W, a distance of 241.52 feet to a 1/2" iron stake found for corner;

THENCE, N 05°45'38" W, a distance of 739.58 feet to a 1/2" iron stake set on the southerly line of said Interstate Highway No. 30, for corner;

THENCE, N 72°38'20" E, along the southerly line of Interstate Highway No. 30, a distance of 235.63 feet to the POINT OF BEGINNING and containing 3.856 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, THOMAS E. HAACK, being owner of a tract of land does hereby adopt this plat designation herein above described property as A FINAL PLAT/REPLAT - LOT 1, BLOCK A OF K.H.D., INC. SUBDIVISION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994.  
OWNER: THOMAS E. HAACK

BY THOMAS E. HAACK

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, a Notary Public, on this day personally appeared Thomas E. Haack, known to me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DANIEL A. SMITH, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision.

DANIEL A. SMITH, R.P.L.S. NO. 4645

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, a Notary Public, on this day personally appeared Daniel A. Smith, known to me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

CITY MANAGER

APPROVED

CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing Final Plat/Replat of LOT 1, BLOCK A OF K.H.D., INC. SUBDIVISION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred and twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the platting ordinance of the City of Rockwall, Texas.

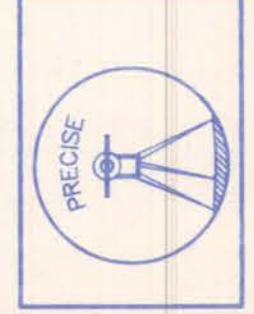
MAYOR, CITY OF ROCKWALL, TEXAS

CITY SECRETARY, CITY OF ROCKWALL, TEXAS.

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
94-317B	DLB	DAS	3/31/94

**A FINAL PLAT/REPLAT**  
**LOT 1, BLOCK A OF K.H.D., INC. SUBDIVISION**  
**3.856 AC. IN THE JOHN LOCKHART SURVEY,**  
**ABSTRACT NO. 134**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**PRECISE LAND SURVEYING, INC.**  
18601 LBJ FREEWAY • SUITE 520 • MESQUITE, TEXAS 75150  
(214) 681-7072 FAX (214) 279-1508



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 FOUR 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  
80 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.

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

135 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.

140 IV. ADJOURNMENT

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

145 APPROVED:

ATTEST:

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150



94-1-2

MINUTES OF THE ROCKWALL CITY COUNCIL  
MARCH 7, 1994

5 **Call to Order**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann and Nell Welborn. Mayor Alma Williams was not present.

10 **Open Forum**

Mayor Pro-Tem Hatfield opened the floor to the public. No one appeared to speak before Council. Mayor Pro-Tem Hatfield closed the forum.

15 **Consent Agenda**

a) Approval of Minutes of February 17, and February 21, 1994

20 b) P&Z 93-49-Z Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial (2nd reading)

25 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; 30 PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

c) P&Z 93-47-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter (2nd reading)

35 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR GUEST QUARTERS IN A RESIDENTIAL ZONING DISTRICT ON LOT 26, BLOCK F, PHASE 1, PINNACLE ADDITION; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; 40 PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

50  
55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL ELECTION TO BE HELD ON MAY 7, 1994, FOR THE PURPOSE OF ELECTING THREE (3) COUNCILMEMBERS, ONE (1) EACH FOR PLACES 2, 4, AND 6 FOR TWO (2) YEAR TERMS EACH FOR SAID CITY; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT AND DESIGNATING A POLLING PLACE WITHIN SAID CITY; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND AN ALTERNATE PRESIDING ELECTION JUDGE; ESTABLISHING OTHER PROCEDURES FOR THE CONDUCT OF THE ELECTION; ESTABLISHING A DATE FOR CANVASSING RETURNS; AND PROVIDING AN EFFECTIVE DATE.

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

60

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

65

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

70

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

75

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

**Appointments/Public Hearings/Plats**

80

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

85

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

**Appointment with Planning & Zoning Commission Chairman**

90

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

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

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

95

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

100

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

Ayes: Morgan and White

105

Against: Pappa, Hatfield, Oppermann and Welborn.

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

110

Ayes: Pappa, Hatfield, Oppermann, and Welborn

Against: Morgan and White

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

5

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

120

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

125

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

130

135

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

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

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

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

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

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

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

**170 Discuss and Consider Amending the Thoroughfare Plan Regarding Alamo Road**

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

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

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

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

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

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

190 **Action/Discussion Items**

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

195 Staff recommended the bid for hot-mix asphalt be rejected and re-bid at a later date. Welborn moved to accept staff recommendation to reject hot-mix asphalt bid. Oppermann made a motion to reject all hot-mix bids at this time. White seconded and the motion passed unanimously. Oppermann made a motion to award the bid for cement treated base as recommended by staff. White seconded the motion. The motion passed unanimously. Welborn made a motion to award the bid for cold-mix as recommended by staff. White seconded the motion which passed. 200 Oppermann made a motion to award the bid for white rock by staff's recommendation. Welborn seconded the motion. The motion passed unanimously.

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

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

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

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

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

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

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

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

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

240 Couch indicated to Council that the preliminary plat and site approval had previously been  
approved by Council with the condition that a facilities agreement outlining the street escrow  
requirements for Dalton Road be entered into with the R.I.S.D. White made a motion to enter  
245 into a facilities agreement with R.I.S.D. regarding the elementary school site on Dalton Road.  
Oppermann seconded the motion which passed unanimously.

**Hold Executive Session Under Section 551.074 of the V.A.C.S.**

250 The Council convened into executive session at 8:45 p.m. to discuss a) personnel regarding  
Planning & Zoning Commission appointment, b) personnel regarding Capital Improvement  
Program appointment, c) personnel regarding Economic Development Commission appointment,  
and d) personnel regarding Council Member appointment for unexpired term

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

255 The Council reconvened into regular session at 9:10 p.m. Mayor Pro-Tem Hatfield announced  
that no action would be taken on items b), c) and d. Welborn made a motion to appoint Ross  
Ramsay on the Planning and Zoning Commission to fill the vacancy left by Dennis Mitchell.  
260 White seconded the motion. The motion was voted on and passed with all for but Pappa, who  
voted against.

**Adjournment**

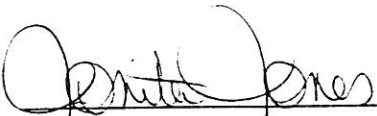
265 The meeting adjourned at 9:30 p.m.

APPROVED:



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

ATTEST:

270   
\_\_\_\_\_  
City Secretary

94-1-Z

MINUTES OF THE ROCKWALL CITY COUNCIL  
MARCH 21, 1994

5 **Call to Order**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. Mayor Alma Williams was absent.

10

**Consent Agenda**

a) **Approval of Minutes of March 7, and March 14, 1994**

15

b) **P&Z 94-1-Z Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (2nd reading)**

20

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

25

c) **P&Z 94-3-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 2325 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (2nd reading)**

30

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

35

40

d) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (1st reading)**

45

50 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE  
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE  
AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY  
DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-  
11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT  
CLASSIFICATION TO "PD- " PLANNED DEVELOPMENT NUMBER ; PROVIDING SPECIAL  
55 CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO  
THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A  
SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR  
AN EFFECTIVE DATE.

60 Welborn pulled the minutes of March 7 and item D) for clarification and separate consideration.

Oppermann made a motion to approve the remaining consent items White seconded the motion.  
Couch read the necessary captions. The motion was voted on and passed unanimously.

65 Following Council discussion, Welborn made a motion to approve the minutes of March 7,  
1994. Morgan seconded the motion which passed unanimously.

70 Welborn made a motion to approve item d) on the consent agenda regarding MAHR  
Development. Oppermann seconded the motion. Couch read the caption. A call for votes  
resulted in a passed item with Morgan and White voting against.

### **Appointments/Public Hearings/Plats/Plans**

#### **Appointment with Representative of TSI Regarding Status and Continuation of the SH-205 75 Contract, Billings, and Take Any Necessary Action**

80 Brian Tehan of TSI addressed the Council regarding the Lakeshore/Summit Ridge project, the  
current ownership status of TSI, and his proposal for completing the SH-205 contract. He  
introduced the new group composition of TSI and reviewed the experience of the firm.

Following a lengthy discussion with Council, White made a motion to terminate the contract  
with TSI. Oppermann seconded the motion.

85 After further discussion, White amended the motion to delay termination of the contract until  
completion of Phase II, as outline in the contract, regarding SH-205 alternatives. Oppermann  
seconded the motion which passed unanimously.

#### **Appointment with Carla Satterfield Regarding Amending the City Code to Allow for Pot- 90 bellied Pigs Within the City Limits and Take Any Necessary Action**

Carla Satterfield addressed Council regarding amending the City Animal Code to allow pot-  
bellied pigs within the City Limits.



95 James Greenwalt, 209 Tanya Dr., expressed his concern over the possible impact this would have on allowing more livestock/exotic animals in a residential area in the future.

Council discussed the item and Pappa made a motion to table this issue until City staff could further research such an amendment. White seconded the motion which passed unanimously.

100 **Appointment with Chairman of the Planning and Zoning Commission**

James Greenwalt reviewed items before Council under Planning & Zoning recommendations.

105 **P&Z 93-52-Z Hold a Public Hearing and Consider Granting a Request to Amend "PD-7" and "PD-18" Planned Development Districts to Provide for a Change in Approved Land Uses to Include Single Family, Zero Lot Line, Multi-Family, Condominiums, and Commercial Use and Approval of a Preliminary Plan, Area Requirements, and Special Conditions on Approximately 80 Acres of Land Located South of IH-30 and West of FM-740 Requested by LENMAR Development Co.**

110 Hatfield opened the public hearing. James Greenwalt, Planning and Zoning Chairman, reviewed the recommendation that only applied to the area relating to Single-Family Use.

115 Robert Pope, representing MAHR Development, reviewed the request of MAHR Development before Council. Marcy Diamond and Richard Farrar, representatives of the architectural firm assisted in the presentation.

120 Kirby Albright, 3221 Ridge Road, with Christopher McHaney, of Choice Hotels and Gregory Deal, of Habitat Hotel Group addressed Council regarding Summer Lee access to IH-30.

Don Brown, 3145 Bourbon St., addressed Council regarding concerns on adding more traffic to Ridge Road by approving zoning for Multi-Family and Condominiums without consideration for another traffic route away from Ridge Road.

125 Lee Bolen, 3141 Bourbon St., addressed Council regarding concerns of adding approximately 500 units in an area with only one entrance/exit onto an already congested roadway.

Pat Luby, expressed approval of the Single-Family request.

130 Robert Jolly, 3135 Bourbon St. expressed concern over Planning and Zoning Commission's recommendation to only examine a portion of a request which would impact a whole community.

135 Mike Carrancejie, 1205 Signal Ridge, representing Signal Ridge Homeowner's Assoc., expressed approval of Single Family Zoning request. He expressed concerns over 1) traffic congestion in the area and recommended signalization and 2) the destruction of the lake view with development backed up to present day landscape buffer.

Hatfield closed public hearing.

140 Welborn made a motion to approve an amendment on a portion of PD-7 and PD-18 to change the land use from zero lot line and townhouse to Single Family as requested by the applicant, contingent on a two-lane access being built to IH-30 and a dedication of a ROW providing access to PD-22, as shown on the approved PD-7 site plan. Morgan seconded the motion. The motion passed unanimously.

145 **P&Z 93-39-CUP/SP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (1st reading) and Approval of a Site Plan**

150 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

160 Mayor Pro-Tem Hatfield opened the public hearing. Tom Shirey, the applicant, addressed the Council regarding the approval of the request. Since no one else appeared the public hearing was closed. White made a motion to approve the conditional use permit as stated. Oppermann seconded the motion which passed unanimously.

165 **P&Z 94-6-RP Hold a Public Hearing and Consider Approval of a Replat of Lots 1-R and 2-R, Block 18-1, Chandlers Landing to Combine Two Lots as One Requested by Joetta Welch and Duncan Currie**

170 Public hearing opened by Mayor Pro-Tem Hatfield. Jim Stewart, representing the applicants, requested approval of the request. There being no one else to address the Council, the public hearing was closed. Oppermann made a motion to approve the replat. Welborn seconded the motion. The motion passed unanimously.

175 **Discuss and Consider Approval of a Site Plan/Preliminary Plat for a Tract of Land Located South of IH-30 and East of SH-205 Requested by Thomas Haack**

180 Mark Smith, representative for Thomas Haack, addressed Council regarding approval of the request. Pappa made a motion to approve a site plan/preliminary plat with the condition that the developer enter into a facilities agreement with the City outlining right-of-way and street improvement requirements. Oppermann seconded the motion. A call for votes resulted in the following:

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

185

### **City Manager's Report**

190 Couch indicated to Council that the water tower construction bid opening was forthcoming with a probable award of bid at next regular meeting. She also indicated that the ballfield lighting bids were currently being accepted with a completion schedule aimed for the fall.

195 Council was informed that the process for approving franchise renewal for the cable company was being developed.

### **Action/Discussion Items**

200 **Discuss and Consider the Approval of the Installation of a Computer Network System for the Service Center and Take Any Necessary Action**

205 Couch indicated to Council that the current budget contained funds for extending the network system to the Service Center. Following Council discussion, Welborn made a motion to defer action until the next regular meeting in order for staff to furnish itemized prices and verify costs with other suppliers. Morgan seconded the motion which passed unanimously.

### **Hold Executive Session Under Sections 551.074 and 551.071 of the V.A.C.S.**

210

The Council convened into executive session at 10:45 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment of presiding election judge and alternate for general election and e) litigation regarding Whitman vs. City of Rockwall.

215

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

220 The Council reconvened into regular session at 11:20 p.m. Mayor Pro-Tem Hatfield announced that no action would be taken on items a), b), c) and e). Oppermann made a motion to appoint Travis Rhoades as the Presiding Election Judge and Martin Parks as the Alternate Election Judge for the General Election to be held on May 7, 1994. Morgan seconded the motion. The motion was voted on and passed unanimously.

225

Adjournment

94-1-FP/PP

MINUTES OF THE ROCKWALL CITY COUNCIL  
APRIL 4, 1994

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield and Nell Welborn.

10 **Open Forum**

Mayor Williams opened the floor to the public. No one appeared before Council. Mayor Williams closed the forum.

15 **Consent Agenda**

a) **Approval of Minutes of March 21, 1994**

20 b) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (2nd reading)**

25 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NUMBER 41; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

35 c) **P&Z 93-39-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (2nd reading)**

40 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING

FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

50 Welborn made a motion to approve the all items on the consent agenda. Oppermann seconded the motion. The motion passed with all voting for approval except for Mayor Williams who abstained.

## 55 **Appointments/Plats/Plans**

### **Appointment with Rockwall Chamber of Commerce Representative Regarding Annual Contract and Take Any Necessary Action**

60 Tom Manskey of the Rockwall Chamber of Commerce appeared before Council. He requested approval of an agreement with the City for the use of hotel/motel funds. Manskey reviewed some of the items suggested for funding in the upcoming year.

65 Welborn made a motion to table this item until the next regular meeting for clarification from the City Attorney regarding use of the funds for certain items and the submission of the quarterly report for the previous contract. Morgan seconded the motion which passed unanimously.

### 70 **Appointment with Lakefest Representative Regarding Annual Lakefest Planning and Take Any Necessary Action**

75 Tom Manskey, representing the Lakefest Committee), updated Council on Lakefest planning. He indicated to Council that the organization was preparing to incorporate as a non-profit organization. This would involve a name change from Lakefest to 4thfest which would center planned activities for the July 4th holiday. Manskey commented that 4thfest would focus on a one-day event which would be highlighted by a firework demonstration.

### 80 **P&Z 94-1-FP/PP Discuss and Consider Approval of a Final Plat/Replat for the KHD Addition Located on a Tract of Land South of IH-30 and East of SH-205 and Approval of a Facilities Agreement**

Item pulled from agenda by applicant.

## 85 **Action/Discussion Items**

90 **P&Z 93-52-Z Consider Approval of an Ordinance Granting a Request from LENMAR Development to Amend a portion of "PD-7" and "PD-18" Planned Development Districts and an Ordinance Granting a Zoning Change to Provide for a Change in Approved Land Uses from Agricultural, Zero Lot Line and Townhouse to Single Family (1st reading)**

95 Hatfield made a motion to approve an ordinance amending a portion of "PD-7" and "PD-8" Planned Development Districts and an ordinance granting a zoning change to provide for a change to provide for a change in approved land uses from agricultural, zero lot line and townhouse to single-family with the conditions as outlined in the ordinances and as added by the City Manager. Welborn seconded the motion. Couch read the captions. The motion passed unanimously.

100 **Discuss and Consider Approval of an Agreement Terminating the Current FBO Agreement and Take Any Necessary Action Regarding Future Airport Operations**

105 Couch indicated to Council that the current FBO, Bill Ray, has requested termination of the existing contract at the Airport. The City would temporarily take over management of the Airport until a new FBO could be secured. A resolution was included to adopt current hangar rates which were now active. Welborn made a motion to authorize the City Manager to enter into a release of termination agreement with the current FBO and to approve the resolution for the rates to be set at the airport. Pappa seconded the motion which passed unanimously.

110 **Discuss and Consider Authorizing Certain Improvements to the Rockwall Airport Runway**

115 Couch summarized the airport improvements requested for the airport in order to extend the life of the runways for 3 to 4 years. Hatfield reviewed the budget revenue/expenditures for the airport. Welborn made a motion to authorize \$53,549.70 to do the overlay work with city staff and to transfer any unobligated portion of funds budgeted to the airport improvements to the general street maintenance budget for general repairs. Hatfield seconded the motion. Following Council discussion, the motion was voted on and passed unanimously. Mayor Williams recognized Sam Chenault from the audience. Mr. Chenault requested an appearance before Council. He indicated to Council that he represented a local resident who has expressed an interest in purchasing the airport from the City. He requested an appointment at a later date to discuss the possibility.

120 **Discuss and Consider Entering Into a Contract with North Texas Municipal Water District Regarding Industrial Pretreatment Program**

125 Crowley outlined the pretreatment program with the Council. After Council discussion, Hatfield made a motion to enter into the industrial pretreatment program as recommended by staff. Pappa seconded the motion which passed unanimously.

130 **Discuss and Consider Entering Into a Contract with Roy Hance and Rockwall County Regarding Downtown Parking Site**

135 Couch outlined the terms of the contract with the Hances' and Rockwall County to Council regarding downtown parking. White made a motion to enter into the Interlocal Agreement with Rockwall County and also to enter into the parking lot lease with the Hances'. Oppermann seconded the motion. The motion passed unanimously.

**Discuss and Consider Authorizing Solicitation of Proposals for Land Use Plan Update**

140 Couch reviewed the request for proposal for the land use plan update including impact fees, land uses, etc. White requested an inclusion of ownership information on the firms submitting proposals on this and all future proposals. Welborn made a motion to authorize the City Manager to proceed with requesting proposals from outside consultants as outlined in the recommendation. White seconded the motion and it passed unanimously.

145 **Discuss Revision of City's Code of Ethics for Non-Employees and Take Any Necessary Action**

Councilmember White provided a draft copy of the revised City's Code of Ethics for Non-Employees to the Council. Following a brief discussion, it was Council's consensus to delay action on this item until a later date.

150 **Discuss and Consider Award of Bid for Water Tower Construction**

155 Couch reviewed with Council the recommendation for construction of the water tower, which would include awarding the bid to the low bidder with two options being deferred, the lighting and logo, until a later date. Frank Razor of Chiang, Patel & Associates reviewed the bids with Council. He recommended the bid be awarded to the low bidder, Landmark Structures, Inc.. Phil Yearby of Chiang, Patel & Associates spoke to Council regarding the security system and the trench safety program addressed in the bid proposal. Following Council discussion, Hatfield made a motion to award the contract with the alternates, as recommended by the staff, with exception of tower lighting and logo painting to the low-bidder, Landmark Structures, Inc.. The motion was seconded by Morgan and passed unanimously.

165 **Discuss and Consider Award of Bid for Service Center Computer Network System Installation**

Couch reviewed the price estimate received by Lantel Systems. Following Council review, Welborn made a motion to award the bid to Lantel Systems. Morgan seconded. The motion passed unanimously.

170 **Hear Comments, Discuss and Consider Award of Bid for Janitorial Service**

175 Gloria Owen, Metroplex Maid, appeared before Council regarding clarification of the bid specifications regarding workman's compensation and liability coverage by the bidders. Couch indicated to Council that follow-up research revealed that the low-bidder, Omni systems, had met all specifications that could be applicable to him as a sole proprietor business.

Omni System representative addressed the Council regarding their qualifications to fulfill the contract and answered questions of the Council.

Welborn made a motion to award the bid to the low bidder, Omni Systems. Hatfield seconded. A call for votes resulted in the following:

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

**Discuss and Consider Award of Bid for Bi-Annual Contract of Hot-Mix Asphalt**

Hatfield made a motion to award the bid for hot-mix asphalt to low bidders, Gohmann Asphalt and APAC Texas, Inc.. White seconded the motion which passed unanimously.

**Discuss and Consider Award of Bid for Extended Cab Pickup Truck for Animal Control**

White made a motion to award the bid to the low bidder, Classic Chevrolet. Oppermann seconded the motion. The motion passed unanimously.

**Hold Executive Session Under Sections 551.074, 551.072 and 551.071 of the V.A.C.S.**

The Council convened into executive session at 8:51 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment to Board of Adjustment, e) personnel regarding appointment to North Texas Municipal Water District, f) land acquisition regarding future expansion and g) litigation regarding Whitman vs. City of Rockwall.


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

The Council reconvened into regular session at 9:20 p.m. Morgan made a motion to appoint Larry Parks to the North Texas Municipal Water District Board of Directors. White seconded the motion which passed unanimously. Mayor Williams indicated that no other action would be necessary as a result of the executive session.

**Adjournment**

The meeting adjourned at 9:25 p.m.

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
Mayor





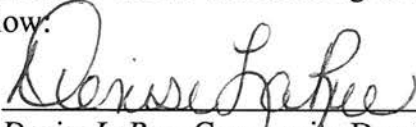
# CITY OF ROCKWALL

## "THE NEW HORIZON"

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, February 10, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, February 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Thomas Haack for a change in zoning from Agricultural to Light Industrial for a tract of land located at South side of I-30 service road, west of FM-549 and further described: *(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 94-1-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

TRACT I

BEING 1.862 acres of land located in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas and being the same tract of land conveyed as Tract One to Skyline Savings Association according to the Substitute Trustee's Deed

recorded in Volume 392, page 170 of the Deed Records of Rockwall County, Texas, and being part of a 38.21 acre tract of land as recorded in Volume 126, page 116 of the Deed Records of Rockwall County, Texas and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 1, Block 'A', K.H.D. Inc. Subdivision, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet 'B', Slide 321 of the Plat Records of Rockwall County, Texas lying in the South right-of-way line of Interstate Highway No. 30 (a 300-foot wide right-of-way) and lying by Deed N 73 deg. 51' E, 744.51 feet along said right-of-way line from the Northwest corner of said 38.21 acre tract;

THENCE N 73 deg. 51' 00" E, 205.00 feet along said right-of-way line with the North boundary line of said Lot 1 to a 1/2-inch iron rod set at the Northeast corner thereof,

THENCE S 04 deg. 38' 12" E, 325.40 feet along the East boundary line of said Lot 1 to a 1/2-inch iron rod set at the Southeast corner thereof and the PLACE OF BEGINNING of the herein described tract,

THENCE S 04 deg. 38' 12" E, 393.52 feet to a 3/8-inch iron rod found at the Southeast corner of aforesaid Tract One lying in the Northwest boundary line of that certain tract of land conveyed as Second Tract to F.D. Hitt according to the deed recorded in Volume 42, page 569 of the Deed Records of Rockwall County, Texas,

THENCE S 68 deg. 19' 15" W, 210.10 feet along the South boundary line of said Tract One with the Northwest boundary line of said Hitt Tract to a 1/2-inch iron rod set at the Southwest corner of said Tract One being the Southeast corner of that certain tract of land conveyed to Southwest Electrical Contractors Company according to the deed recorded in Volume 245, page 713 of the Deed Records of Rockwall County, Texas,

THENCE N 04 deg. 38' 12" W, 414.18 feet along the West boundary line of said Tract One with the East boundary line of said Southwest Electrical tract to a 1/2-inch iron rod set at the Southwest corner of aforesaid Lot 1, Block 'A',

THENCE N 73 deg. 51' 00" E, 205.00 feet along the South boundary line of said Lot 1, Block 'A' to the PLACE OF BEGINNING, containing 1.862 acres (81,123 square feet) of land.

TRACT II

BEING 3.268 acres of land located in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas and being the same tract of land conveyed as Tract Two to Skyline Savings Association according to the Substitute Trustee's Deed recorded in Volume 392, page 170 of the Deed Records of Rockwall County, Texas, same being part of a 38.21 acre tract of land as recorded in Volume 126, page 116 of the Deed Records of Rockwall County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the Northwest corner of said Tract Two being the Northeast corner of Lot 1, Block 'A', K.H.D. Inc. Subdivision, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Cabiner 'B', Slide 321 of the Plat Records of Rockwall County, Texas, lying in the South right-of-way line of Interstate Highway No. 30 (a 300-foot wide right-of-way) and lying by plat 1362.04 feet along said right-of-way line from its intersection with the West right-of-way line of F.M. 549. Said iron rod also lying by deed N 73 deg. 51' E, 949.51 feet along said right-of-way line from the Northwest corner of said 38.21 acre tract,

THENCE N 73 deg. 51' 00" E, 205.00 feet along the North boundary line of said Tract Two with the said South right-of-way line of Interstate Highway No. 30 to a 3/8-inch iron rod found at the Northeast corner of said Tract Two being the Northwest corner of that certain tract of land conveyed to H.A. Cowan and Gwen G. Cowan according to the deed recorded in Volume 209, page 367 of the Deed Records of Rockwall County, Texas,

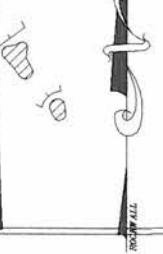
THENCE S 04 deg. 38' 12" E, 698.26 feet along the East boundary line of said Tract Two with the West boundary line of said Cowan Tract to a 1/2-inch iron rod found at the Southeast corner of said Tract Two lying in the Northwest boundary line of that certain tract of land conveyed as Second Tract to F.D. Hitt according to the deed recorded in Volume 42, page 569 of the Deed Records of Rockwall County, Texas,

THENCE S 68 deg. 19' 15" W, 210.10 feet along the South boundary line of said Tract Two with the Northwest boundary line of said Hitt Tract to a 3/8-inch iron rod found at the Southwest corner of said Tract Two,

THENCE N 04 deg. 38' 12" W, at 393.52 feet along the West boundary line of said Tract Two passing a 1/2-inch iron rod set at the Southeast corner of aforesaid Lot 1, Block 'A' and continuing in all a total distance of 718.92 feet along said boundary line to the PLACE OF BEGINNING, containing 3.268 acres (142,338 square feet) of land.

MA

INSET



SCALE : 1" = 1000'

UNION PACIFIC R.R.

INDIAN TRAIL  
AMETY LANE

70

SECURITY BLVD.

CONNECTOR ST.

ENTERPRISE DR.

COMMERCE STREET

67 30

549

**SITE LOCATION**

MATCH LINE

SEE INSET

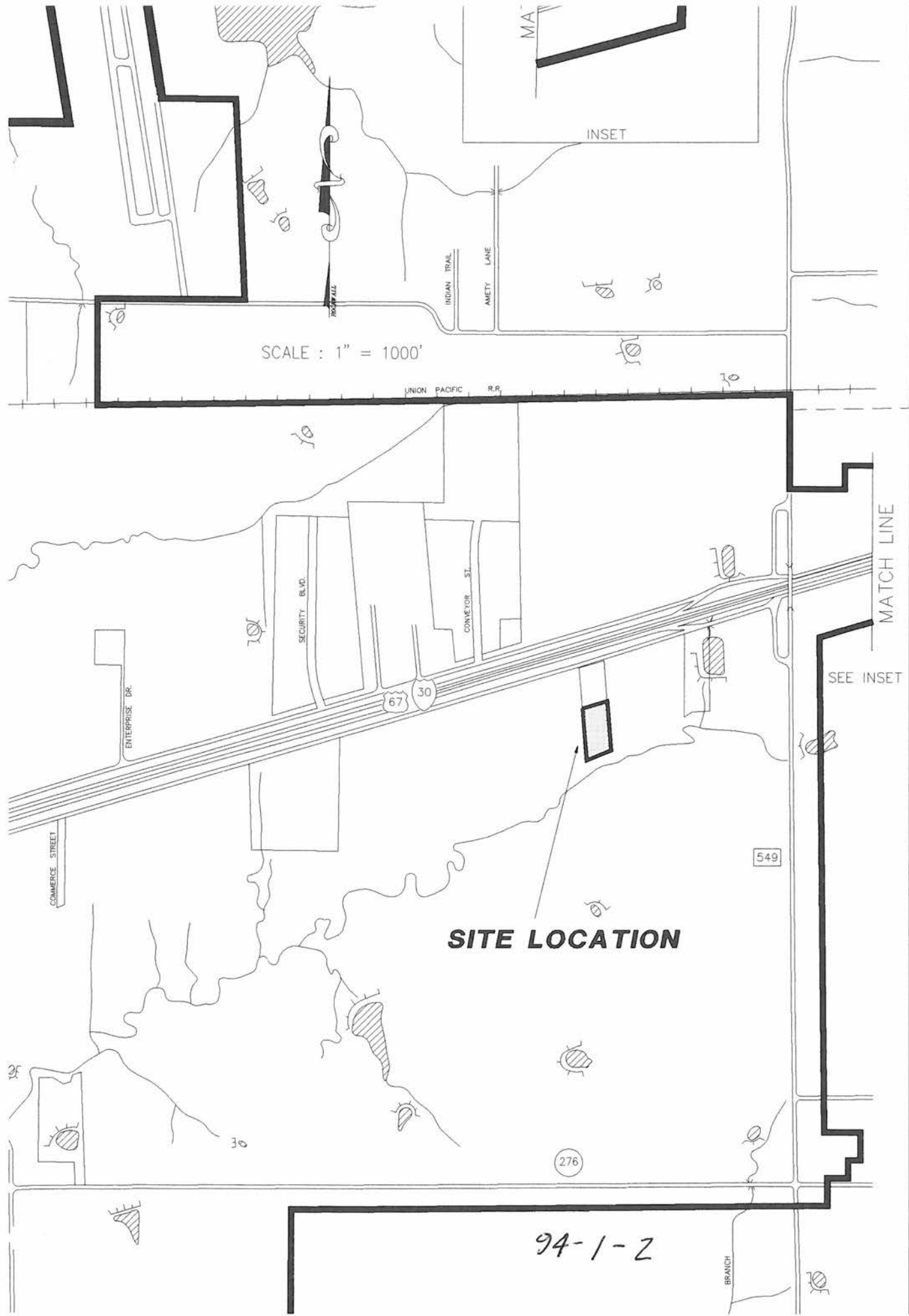
30

276

94-1-2

BRANCH

2F





# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Monday, February 28, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, March 7, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Thomas Haack for a Change in Zoning from Agricultural to Light Industrial for a tract of land located at South side of I-30 service road , west of FM-549 and further described: *(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 94-1-Z/CP

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

2000 AIRPORT RD  
ROCKWALL, TX 75087

ENTS: GRW, SRW, CRW  
LAND SPTB: D3

PID: R11468 (50837)  
0134-0000-0007-00-OR  
AMERICAN FEDERAL BANK FSB  
14860 LANDMARK BLVD  
SUITE 200  
DALLAS, TX 75248

A0134 J LOCKHART, TRACT 7, ACRES  
B. 9705, I-30 FRONTAGE

SITUS: I-30 FRONTAGE  
ENTS: GRW, SRW, CRW  
LAND SPTB: C2

PID: R11469 (27477)  
0134-0000-0007-01-OR

A0134 J LOCKHART, TRACT 7-01, ACRES  
3.25

GAR ENTERPRISES  
4715 WOODLAND DR  
DALLAS, TX 75223-2518

ENTS: GRW, SRW, CRW  
LAND SPTB: C2

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPT

PID: R11470 (52217)  
0134-0000-0007-02-OR  
ROCKWALL STORAGE LIMITED PARTN  
C/O CHAPARRAL REALTY INC  
10440 N CENTRAL EXPWY, LB 304  
DALLAS, TX 75231-2233

A0134 J LOCKHART, TRACT 7-2, ACRES  
6

ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R11471 (39755)  
0134-0000-0008-00-OR  
GASTON PAUL  
P O BOX 856  
PFLUGERVILLE, TX 78660

J LOCKHART SUR AB 134 TR 8 6.000 AC  
I-30 FRONTAGE

SITUS: I-30 FRONTAGE  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R11472 (49698)  
0134-0000-0009-00-OR  
I 30/549 JOINT VENTURE  
KIRBY ALBRIGHT, TRUSTEE  
3221 RIDGE RD  
ROCKWALL, TX 75087

A0134 J LOCKHART, TRACT 9, ACRES  
6.245

SITUS: I-30 FRONTAGE  
ENTS: GRW, SRW, CRW  
LAND SPTB: D3

PID: R11473 (27770)  
0134-0000-0009-01-OR  
PEOPLES MICHAEL SR & B MARIE  
P O BOX 41  
ROCKWALL, TX 75087

J LOCKHART SUR AB 134 TR 9-1 6.000  
AC I-30 FRONTAGE

SITUS: I-30 FRONTAGE  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R11482 (51294)  
0134-0000-0009-02-OR  
SELF SCOTT & JANET  
428 D YACHT CLUB  
ROCKWALL, TX 75087

A0134 J LOCKHART, TRACT 9-02, ACRES  
1.9252

ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R11475 (27914)  
0134-0000-0009-03-OR  
SOUTHWEST ELEC CONTRACTORS CO  
%B W REDDEN TRUSTEE  
P O BOX 270699  
DALLAS, TX 75227

J LOCKHART SUR ABST 134 TR#9-3  
3.457 AC

ENTS: GRW, SRW, CRW  
LAND SPTB: C2

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

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

ENTS: GRW, SRW, CRW  
LAND SPTB: C2

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

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

ENTS: GRW, SRW, CRW  
LAND SPTB: C2

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: R11479 (11331) 0134-0000-0009-07-OR COWAN H A & GWEN 11508 PENFIELD LN NE ALBUQUERQUE, NM 87111-6525	A0134 J LOCKHART, TRACT 9-07, ACRES 3.171, (PT OF 6.247 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R11480 (11331) 0134-0000-0009-08-OR COWAN H A & GWEN 11508 PENFIELD LN NE ALBUQUERQUE, NM 87111-6525	A0134 J LOCKHART, TRACT 9-08, ACRES 3.076, (PT OF 6.247 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R11481 (50437) 0134-0000-0009-09-OR HOOKS KIM #20 INDIAN TRAILS ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 9-9, ACRES 3.335 ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R11474 (11326) 0134-0000-0009-10-OR VANLANDINGHAM JOHN 1920 INTERSTATE 30 EAST ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 9-10, ACRES 1.63 ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R11483 (11153) 0134-0000-0011-00-OR HITT F D 1515 FM 549 ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 11, ACRES 44.5, (PT OF 97 AC TR) ENTS: GRW, SRW, CRW LAND SPTB: E1, IMP. SPTB: E1	
PID: R11484 (56043) 0134-0000-0012-00-OR TURLEY PATRICIA LYNNE 674 MILLS IRVING, TX 75062	A0134 J LOCKHART, TRACT 12, ACRES 1.105 ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R11485 (11336) 0134-0000-0013-00-OR MCELROY ALINE 905 N ALAMO ROCKWALL, TX 75087	A0134 J LOCKHART, TRACT 13, ACRES 7 SITUS: I-30 FRONTAGE ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R11486 (11337) 0134-0000-0014-00-OR MCELROY CHARLES WAYNE 4006 LAKE RD JACKSON, MS 39212	J LOCKHART SUR AB 134 TR 14 3.000 AC I-30 FRONTAGE SITUS: I-30 FRONTAGE ENTS: GRW, SRW, CRW LAND SPTB: A2, IMP. SPTB: A2	
PID: R11488 (11338) 0134-0000-0015-01-OR MCELROY CHARLES WAYNE	A0134 J LOCKHART, TRACT 15-1, ACRES 10, I-30 FRONTAGE	