

(6/87)

94-16-PP/2

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-16-2 Filing Fee \$410.00 Date 7/22/94  
Applicant Tipton Engineering, Inc. Phone 226-2967  
Mailing Address 6330 Beltline Rd #C Garland, TX 75043

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.)<sup>1</sup>

I hereby request that the above described property be changed from its present zoning which is Ammended PD-3 (mulit-family/commercial) District Classification to

SF-10 & SF7 District Classification for the following reasons: (attach separate sheet if necessary)

Ammending portion of PD-3 to SF-10 & SF7  
Provide for upscale residential & to eliminate multi-family uses

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

Status of Applicant:<sup>2</sup> Owner \_\_\_\_\_ Tenant \_\_\_\_\_  
Engineering & Planning  
Consultants: Tipton Prospective Purchaser \_\_\_\_\_  
Engineering, Inc.

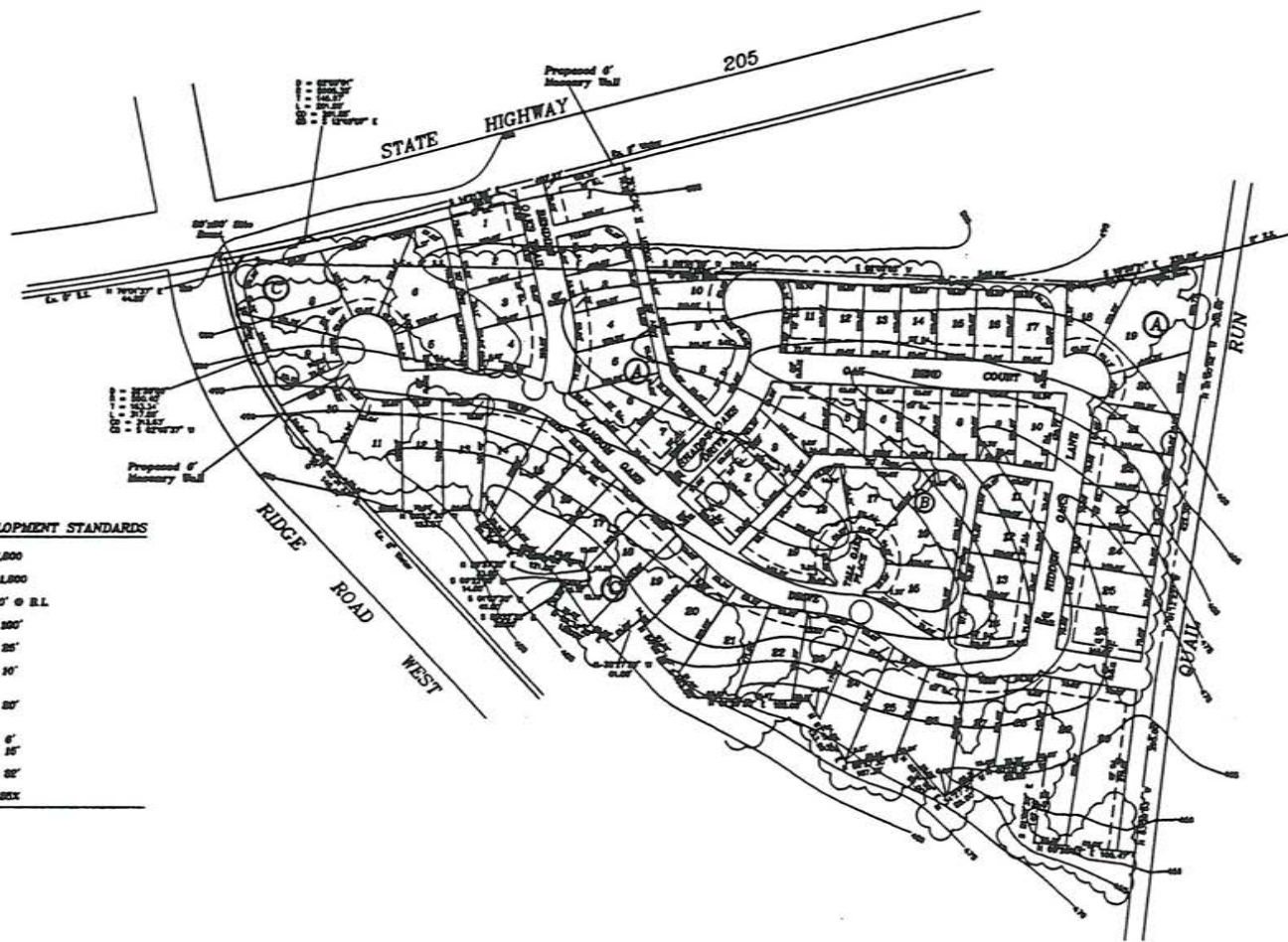
I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed [Signature]

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

- BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;
- THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;
- THENCE: North 0° 49' East, 50 feet to a point for a corner;
- THENCE: South 89° 43' West, 915.1 feet to a point for a corner;
- THENCE: North 0° 44' East, 903.2 feet to a point for a corner;
- THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;
- THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;
- THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;
- THENCE: South 89° 57' East, 636.1 feet to a point for a corner;
- THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;
- THENCE: North 0° 26' West, 353.5 feet to a point for a corner;
- THENCE: South 89° 36' East, 503.7 feet to a point for a corner;
- THENCE: South 1° 17' East, 348.2 feet to a point for a corner;
- THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;
- THENCE: South 13° 39' West, 185 feet to a point for a corner;
- THENCE: South 45° 44' West, 146.1 feet to a point for a corner;
- THENCE: South 42° 40' East, 99 feet to a point for a corner;
- THENCE: South 56° 04' East, 465.3 feet to a point for a corner;
- THENCE: South 63° 32' East, 383.3 feet to a point for a corner;
- THENCE: North 0° 33' East, 790.6 feet to a point for a corner;
- THENCE: North 0° 03' East, 279.4 feet to a point for a corner;
- THENCE: North 88° 39' West, 229.1 feet to a point for a corner;
- THENCE: North 60° 24' West, 140.3 feet to a point for a corner;
- THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;
- THENCE: North 1° 13' West, 518.1 feet to a point for a corner;
- THENCE: North 89° 07' West, 99.1 feet to a point for a corner;
- THENCE: North, 435 feet to a point for a corner;
- THENCE: North 40° 08' East, 259.5 feet to a point for a corner;
- THENCE: North 1° 40' East, 629.1 feet to a point for a corner;
- THENCE: South 84° 39' East, 252.6 feet to a point for a corner;
- THENCE: South 77° 52' East, 201.2 feet to a point for a corner;
- THENCE: South 76° 30' East, 242.3 feet to a point for a corner;
- THENCE: South 54° 42' East, 245.7 feet to a point for a corner;
- THENCE: South 62° 04' East, 210.1 feet to a point for a corner;
- THENCE: South 64° 26' East, 320.8 feet to a point for a corner;
- THENCE: South 82° 40' East, 397.5 feet to a point for a corner;
- THENCE: South 80° 07' East, 122.3 feet to a point for a corner;
- THENCE: South 80° 08' East, 309 feet to a point for a corner;

- THENCE: North 10° 06' We. , 236.3 feet to a point for a corner;
- THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
- THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
- THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;
- THENCE: Following said right-of-way line North 7° 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less.



**LAND USE DATA**

**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN. LOT S.F.	7,500
MIN. FRONT YARD	1,000
MIN. LOT WIDTH	60' @ R.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	5'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	50%

~ OWNER ~  
**HOMEPLACE PROPERTIES**  
6330 L.E.L. Fry - Suite 1190 - Dallas, Texas 75243

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
6330 Bell Line Rd. - Suite C - Garland, Texas 75043

PRELIMINARY PLAT  
OF  
**RANDOM OAKS AT THE SHORES**  
OUT OF THE  
SAMUELL KING SURVEY, ABSTRACT NO. 131  
BY THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1"=100' - DATE: 8/94 - 25.474 ACRES - 75 LOTS

94-16-PP/2



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

No 032068

94-16-PP/Z

(214) 771-7700

Cash Receipt

Name Homelace Properties Date 7/22/94

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

Job Address Zoning Change Permit No. \_\_\_\_\_

Check

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>410 -</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>			<b>TOTAL OF COLUMN</b>		

TOTAL DUE

410-

Received by

[Signature]

94-16-PP/2

**APPLICATION AND  
PRELIMINARY PLAT CHECKLIST**

Date 7/22/94

Name of Proposed Subdivision Random Oaks at the Shores

Name of Subdivider Homeplace

Address 9330 LBJ Freeway #1190 Phone 644-1155  
Dallas, TX 75243

Owner of Record Homeplace

Address 9330 LBJ Freeway #1190 Phone 644-1155

Name of Land Planner/Surveyor/Engineer Tipton Engineering, Inc.

Address 6330 Beltline Rd #C Phone 226-2967  
Garland, TX 75043

Total Acreage 25.474 Current Zoning PD3

No. of Lots/Units 75

Signed \_\_\_\_\_

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

II. Subject Property

- |              |       |    |                                                                                                                                                                                                                                       |
|--------------|-------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>  X  </u> | _____ | A. | Subdivision boundary lines                                                                                                                                                                                                            |
| <u>  X  </u> | _____ | B. | Identification of each lot and block by number or letter                                                                                                                                                                              |
| <u>  X  </u> | _____ | 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 |
| <u>  X  </u> | _____ | D. | Proposed land uses, and existing and proposed zoning categories                                                                                                                                                                       |
| <u>  X  </u> | _____ | E. | Approximate acreage                                                                                                                                                                                                                   |
| <u>  X  </u> | _____ | F. | Typical lot size; lot layout; smallest lot area; number of lots                                                                                                                                                                       |
| <u>  X  </u> | _____ | G. | Building set-back lines adjacent to street                                                                                                                                                                                            |
| <u>  X  </u> | _____ | 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                                                    |
| <u>  X  </u> | _____ | I. | Location of City Limit lines, contiguous or within plat area                                                                                                                                                                          |
| <u>  X  </u> | _____ | J. | Location and sizes of existing utilities                                                                                                                                                                                              |
| <u>  X  </u> | _____ | K. | Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction                                                                                                                       |

III. Surrounding Area

  X   \_\_\_\_\_

A. The record owners of contiguous parcels of un-subdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

  X   \_\_\_\_\_

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 \_\_\_\_\_

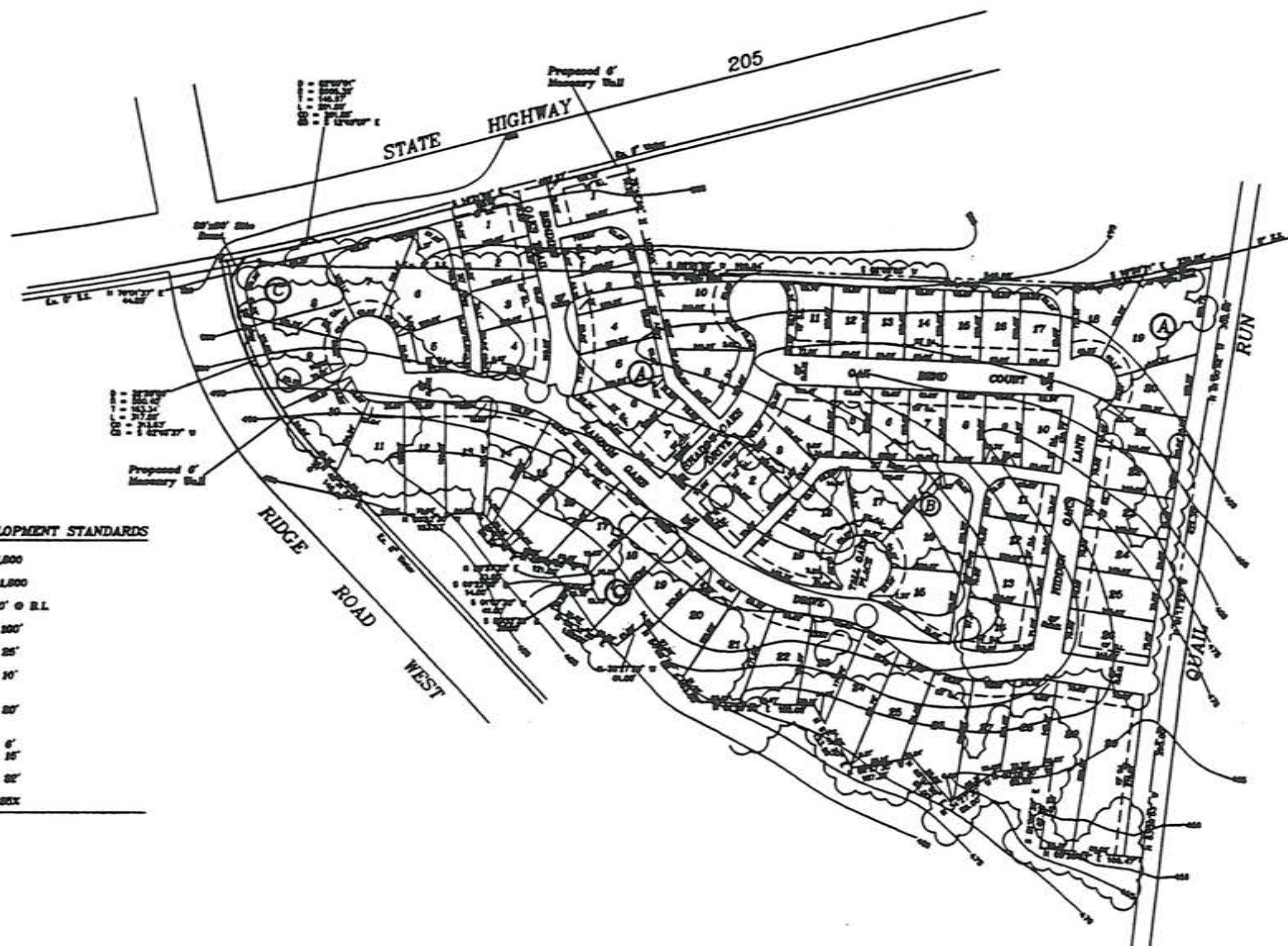
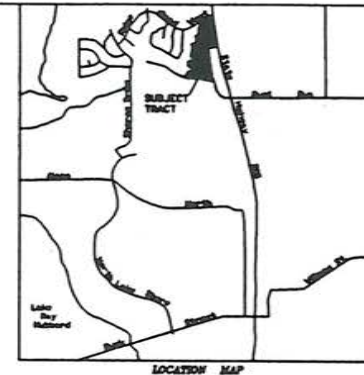
File No.   94-16-PP  

Date   7/22/94  

Fee   \$450.00  

Receipt No. \_\_\_\_\_





**LAND USE DATA**

**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN. LOT S.F.	7,500
MIN. FRONT SETBACK	1,000
MIN. LOT WIDTH	60' @ R.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	5'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	50%

~ OWNER ~  
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6330 L.E.L. Fry - Suite 1190 - Dallas, Texas 75243

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
6330 Bell Line Rd. - Suite C - Garland, Texas 75043

PRELIMINARY PLAT  
OF  
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OUT OF THE  
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BY THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1"=100' - DATE: 8/94 - 25.474 ACRES - 75 LOTS

94-16-PP/2



Random Oaks - Shows No 94

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

(214) 771-7700

Cash Receipt

Name HomePlace Properties Date 7/2

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

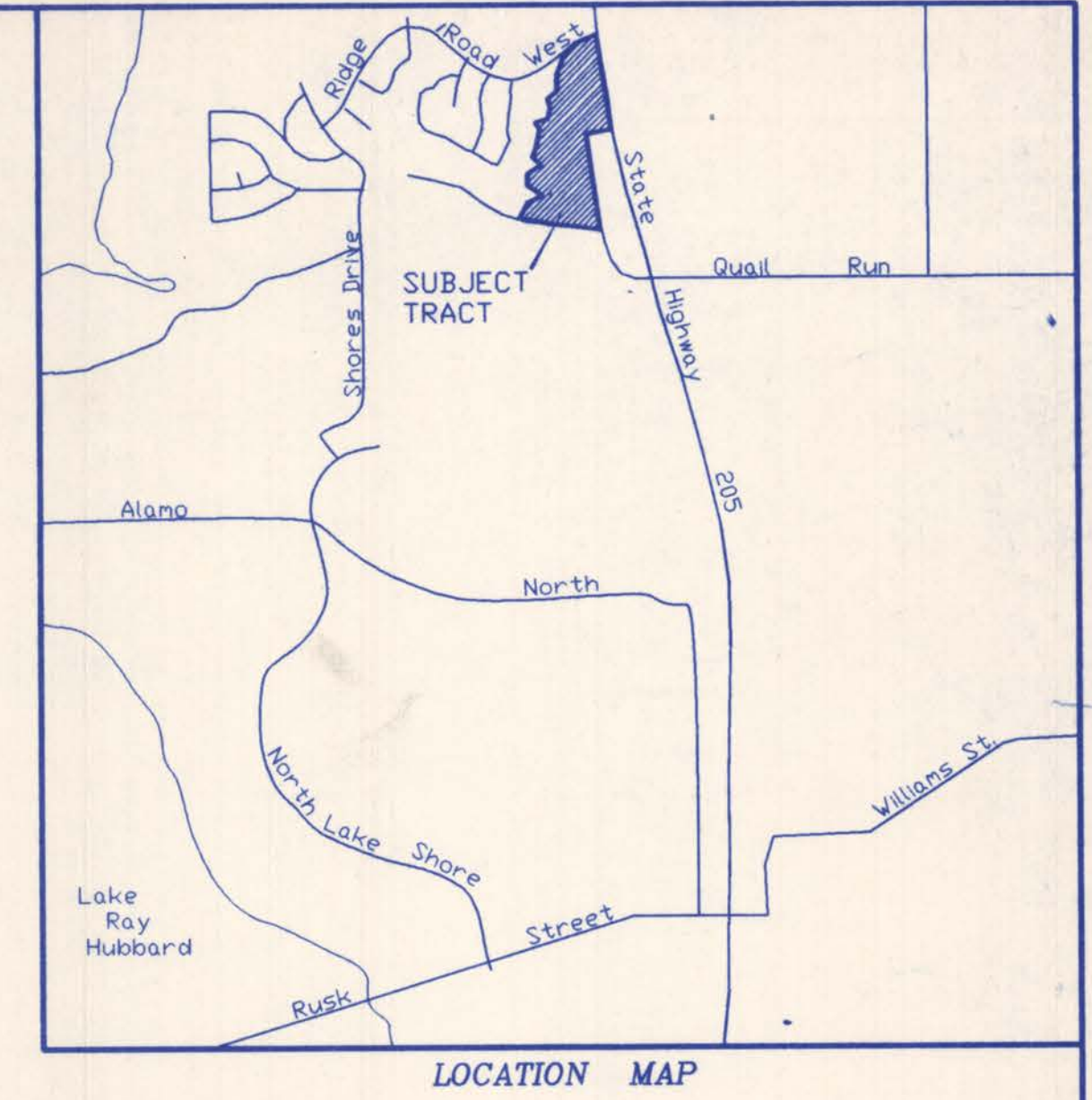
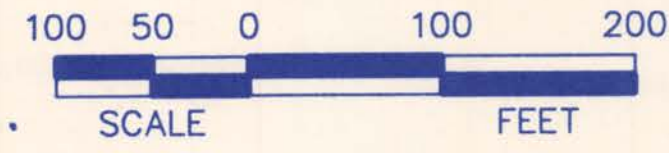
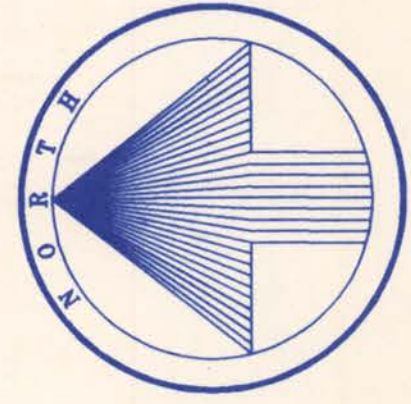
Job Address Preliminary Plat Permit No. \_\_\_\_\_

Check  Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
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Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

TOTAL OF COLUMN 450 - TOTAL OF COLUMN

TOTAL DUE 450 - Received by [Signature]



D = 02°59'01"  
 R = 5605.38'  
 T = 145.97'  
 L = 291.88'  
 CD = 291.85'  
 CB = S 12°49'07" E

D = 32°30'00"  
 R = 580.40'  
 T = 163.34'  
 L = 317.88'  
 CD = 313.63'  
 CB = S 62°46'37" W

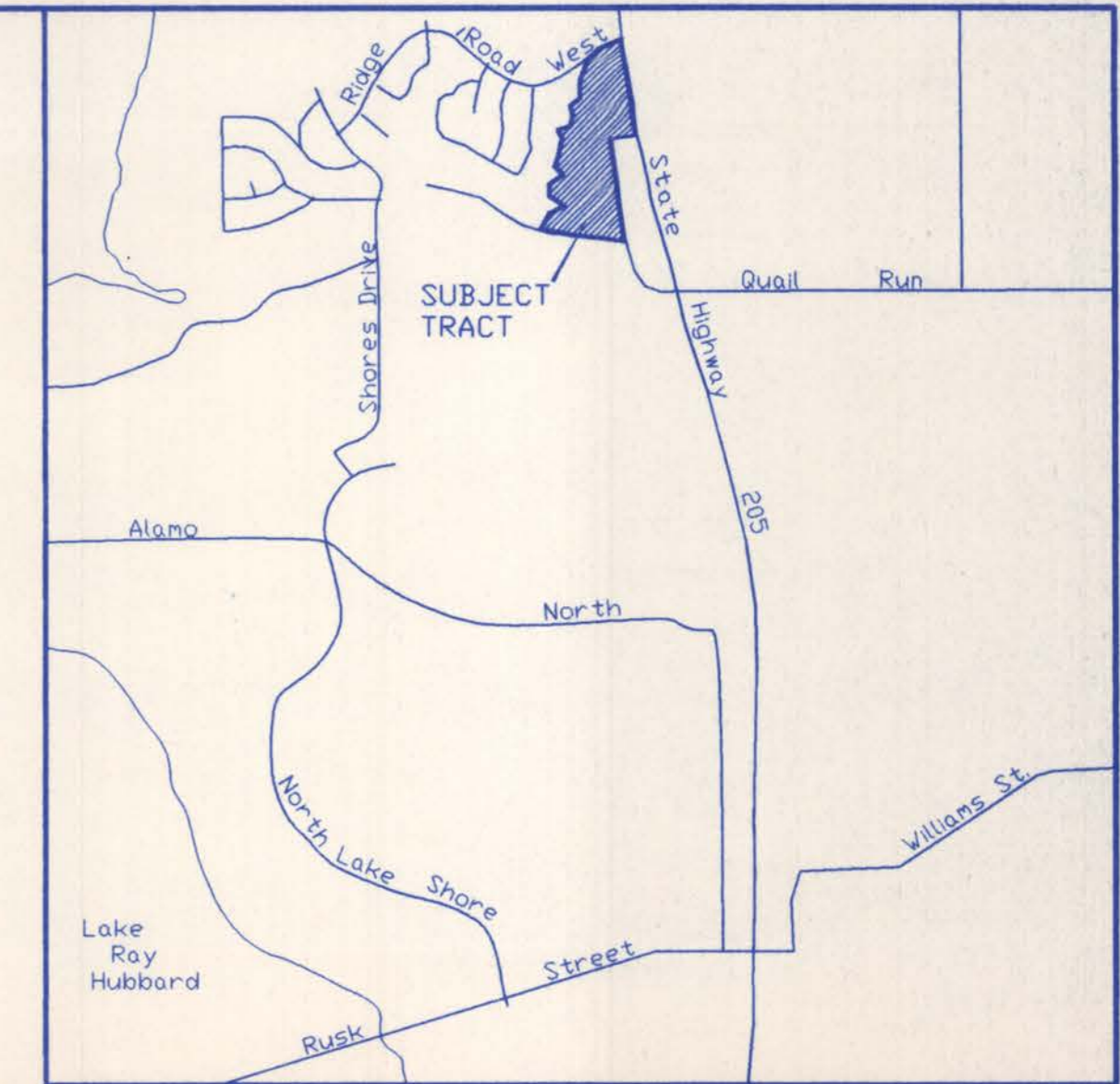
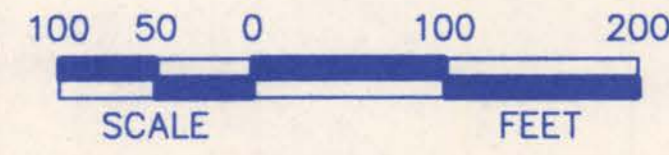
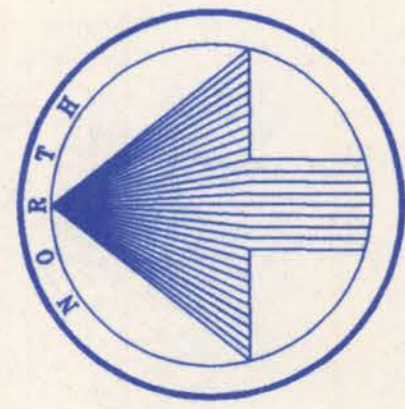
1st Submittal

~ OWNER ~  
**HOMEPLACE PROPERTIES**  
 9330 L.B.J. Frwy. ~ Suite 1190 ~ Dallas, Texas 75243

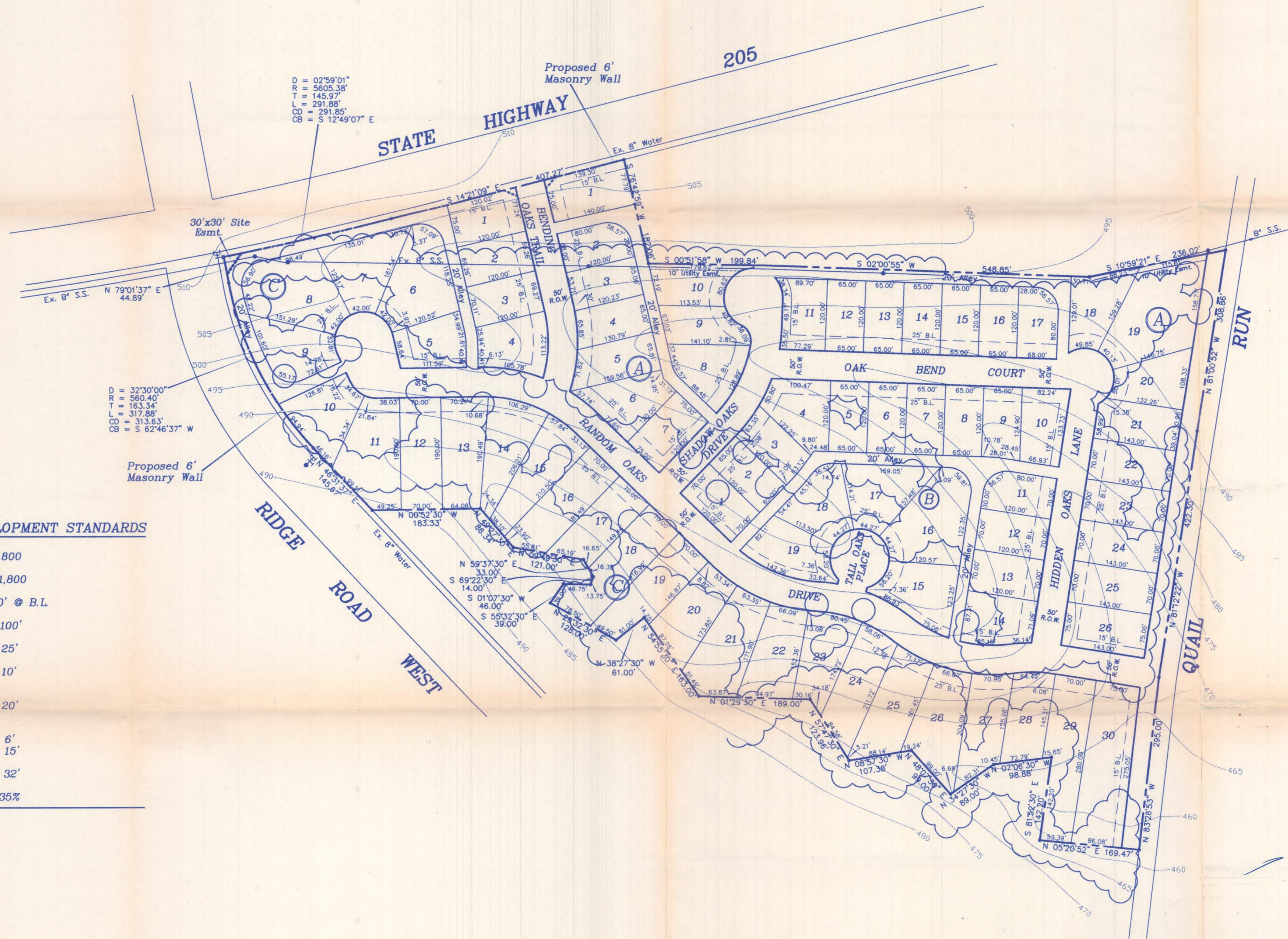
~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

PRELIMINARY PLAT  
 OF  
**RANDOM OAKS AT THE SHORES**  
 OUT OF THE  
 SAMUELL KING SURVEY, ABSTRACT NO. 131  
 IN THE  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SCALE: 1"=100' ~ DATE: 7/94 ~ 25.474 ACRES ~ 75 LOTS

94-16-PP/2



LOCATION MAP



**LAND USE DATA**

**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	6' 15'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	35%

File COPY

94-16-PP  
2nd submittal

~ OWNER ~  
**HOMEPLACE PROPERTIES**  
9330 L.B.J. Frwy. ~ Suite 1190 ~ Dallas, Texas 75243

~ ENGINEER ~  
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1"=100' ~ DATE: 8/94 ~ 25.474 ACRES ~ 75 LOTS

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;  
 THENCE: With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet;  
 THENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;  
 THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;  
 THENCE: Along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron rod found at the end of said curve;  
 THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears north 78 degrees 40' 24" East a distance of 5605.38 feet;  
 THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;  
 THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;  
 THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road;  
 THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner; South 02 degrees 00' 55" West a distance of 548.85 feet to a 1/2" iron rod set for a corner; and South 10 degrees 59' 21" East a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;  
 THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 07' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner; North 81 degrees 12' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner; and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of beginning and containing 25.474 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

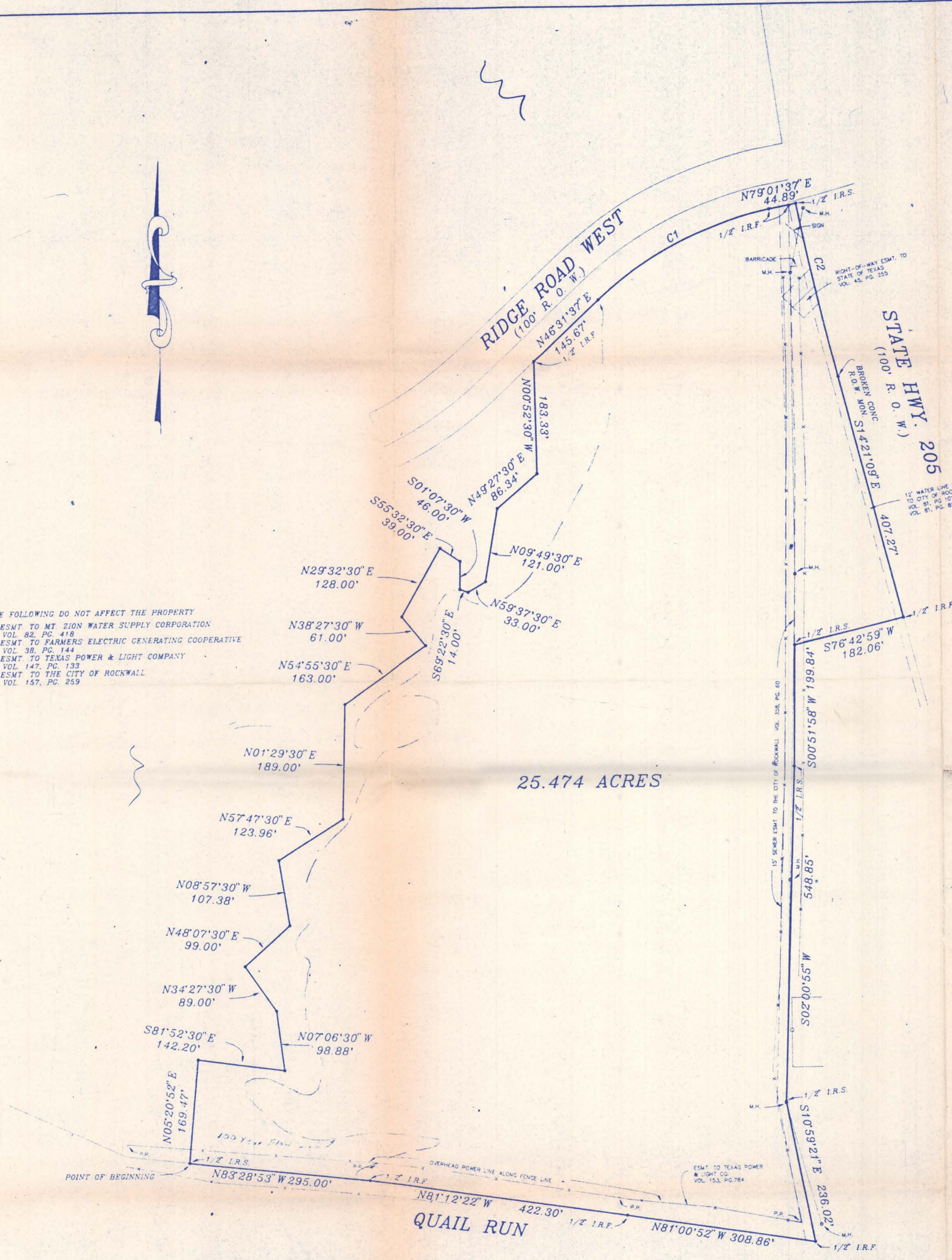
*Harold L. Evans*  
 Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146



- File Copy -

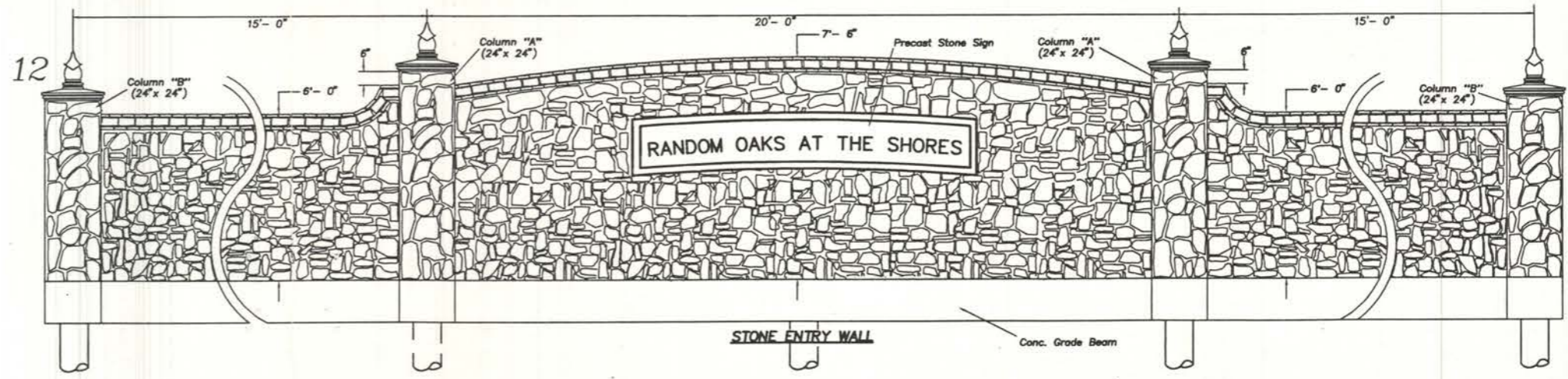
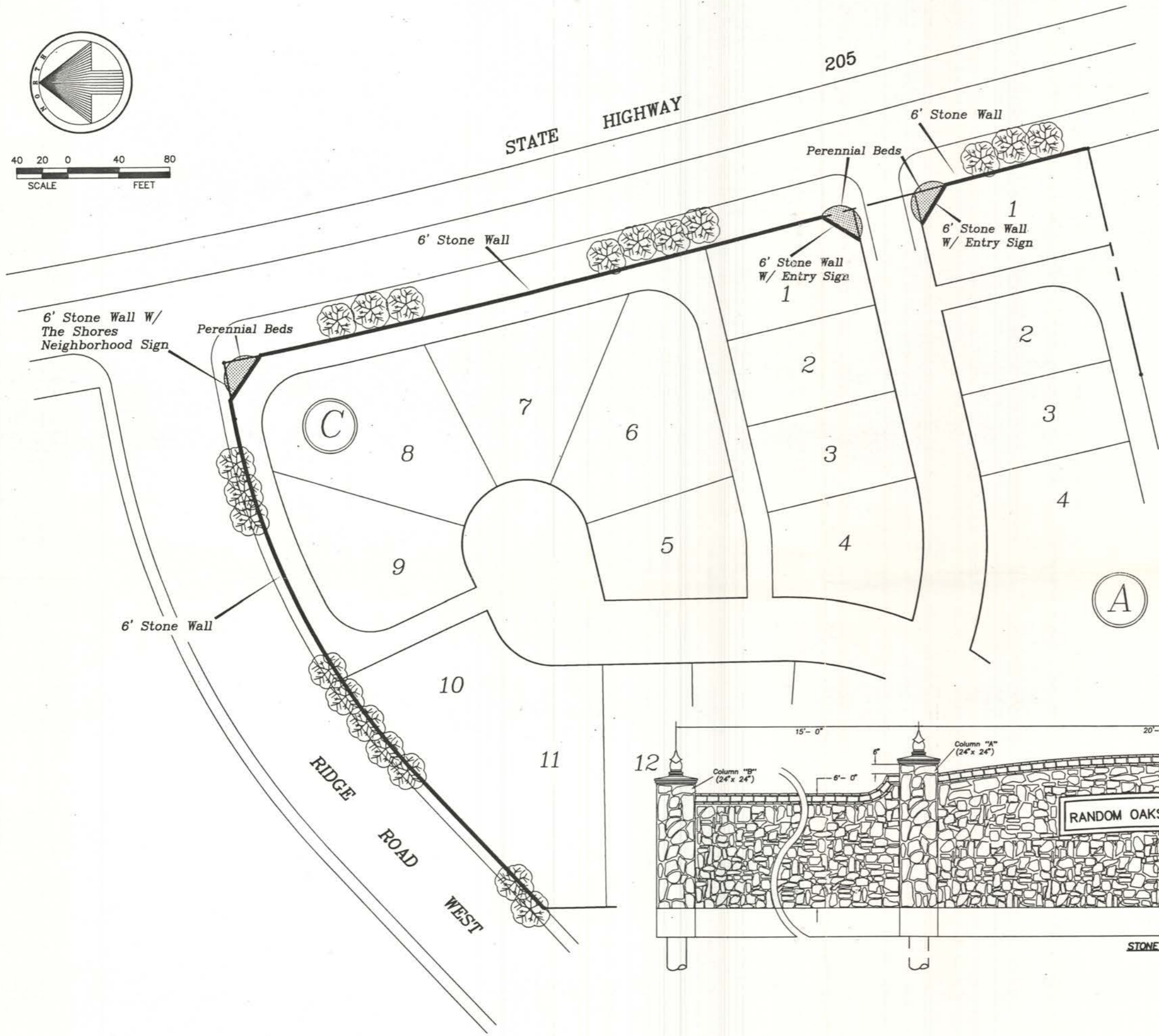
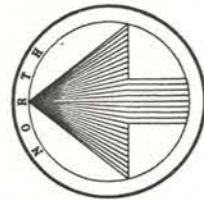
94-16-PP/2

- NOTE THE FOLLOWING DO NOT AFFECT THE PROPERTY
1. ESMT TO MT ZION WATER SUPPLY CORPORATION VOL. 82, PG. 418
  2. ESMT TO FARMERS ELECTRIC GENERATING COOPERATIVE VOL. 38, PG. 144
  3. ESMT TO TEXAS POWER & LIGHT COMPANY VOL. 147, PG. 133
  4. ESMT TO THE CITY OF ROCKWALL VOL. 157, PG. 259

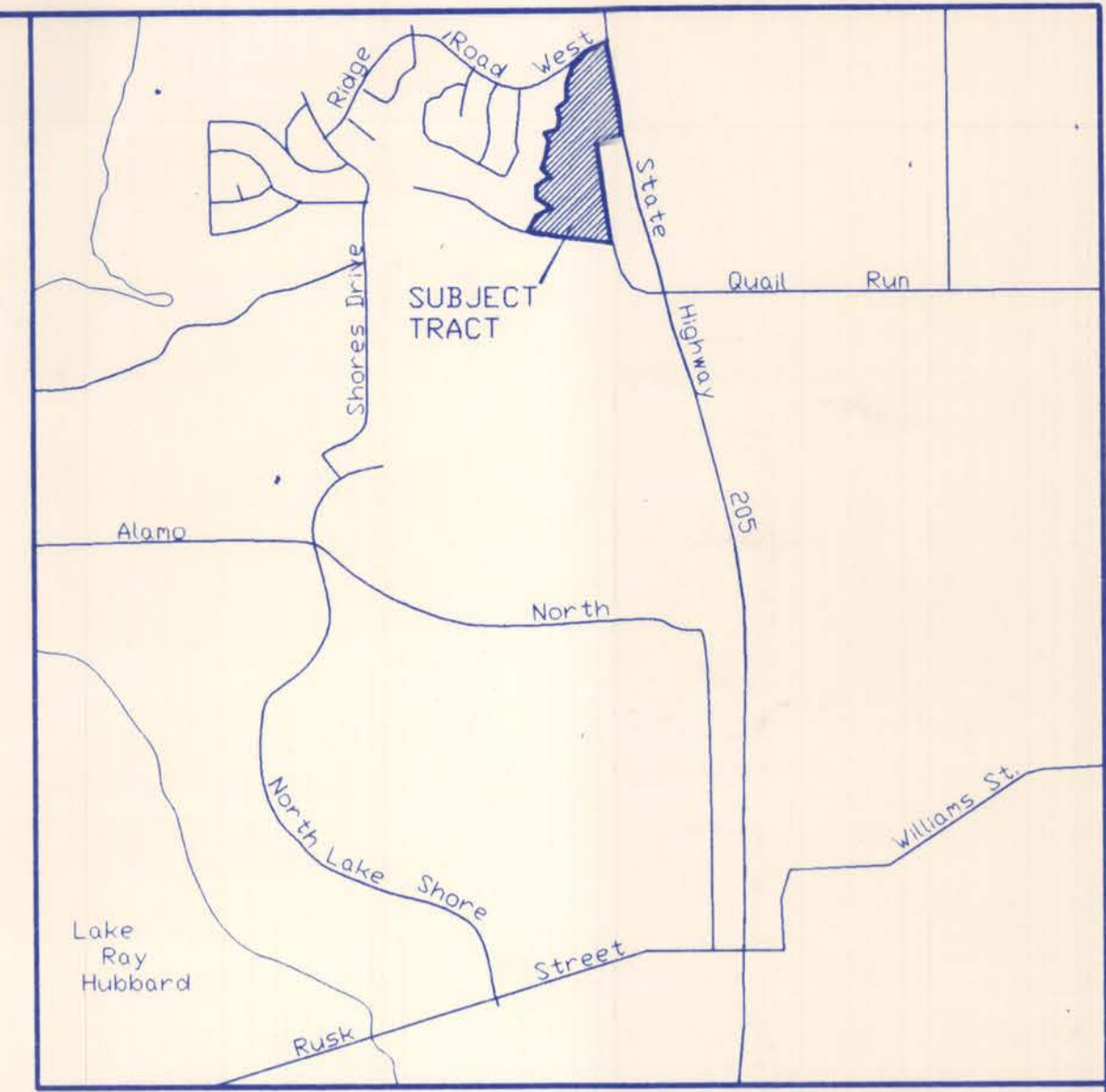
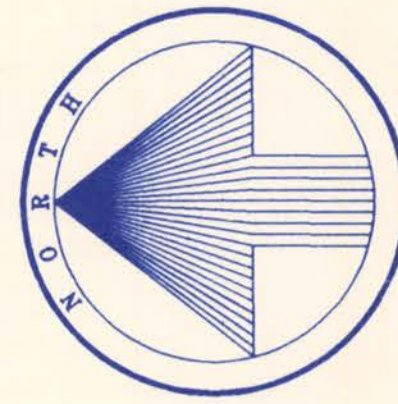


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	560.40'	317.88'	163.34'	313.63'	S62°46'37" W	32°30'00"
C2	5605.38'	291.88'	145.97'	291.85'	S12°49'07" E	02°59'01"

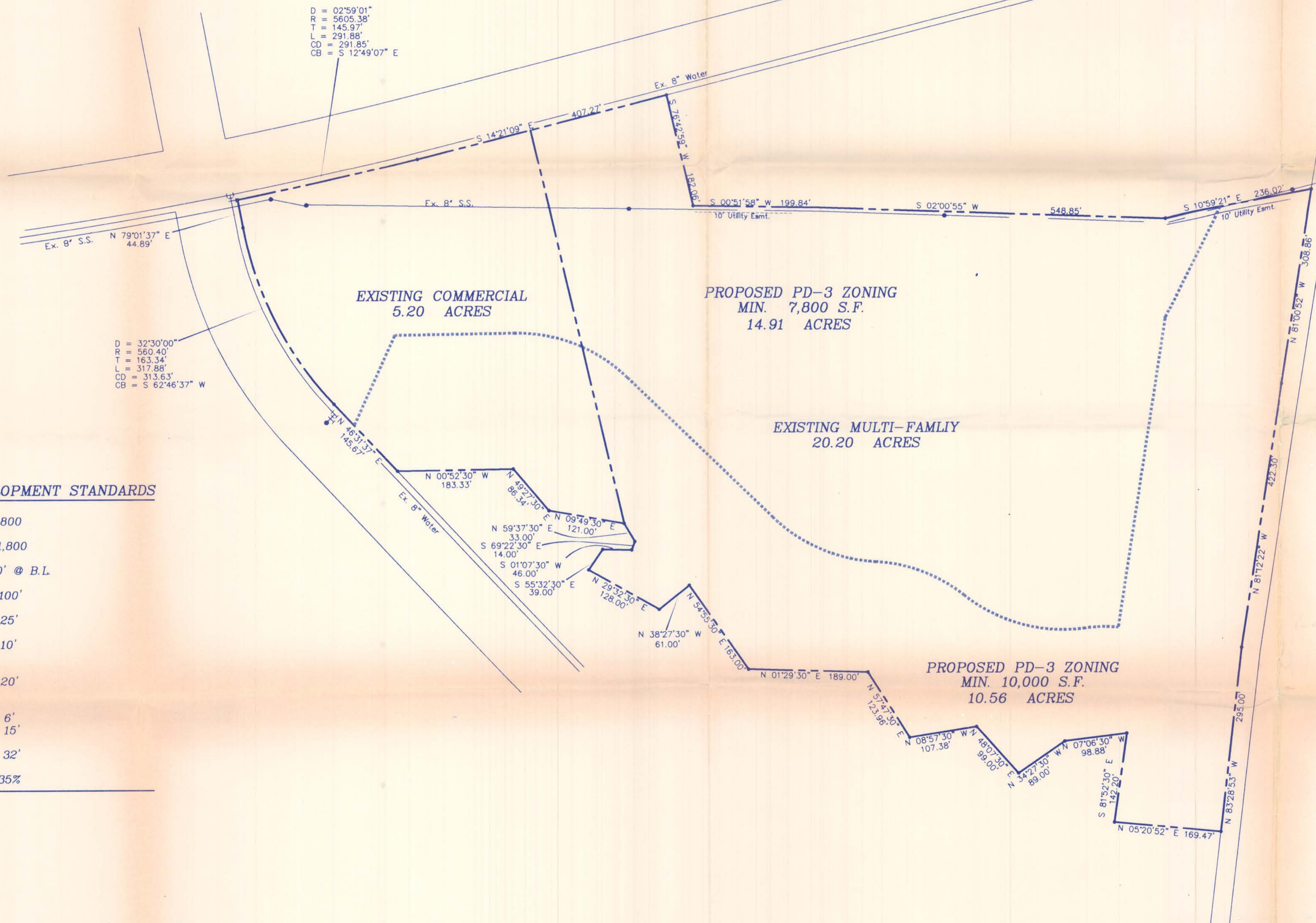
HAROLD L. EVANS CONSULTING ENGINEER P.O. BOX 28355 2331 GUS THOMASSON ROAD, SUITE 102 DALLAS, TEXAS 75228 (214) 328-8133		PROPERTY SURVEY SAMUELL KING SURVEY, ABST. NO. 131 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		SHEET NO. 1/2
		REVISION DESCRIPTION	DATE 4/5/94	SCALE 1" = 100'



WALL & LANDSCAPE PLAN						
RANDOM OAKS AT THE SHORES						
ROCKWALL, TEXAS						
<b>TIPTON ENGINEERING, INC.</b> 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
t.e. inc.	t.e. inc.	9/94	1"=40'		#4032W.1	



LOCATION MAP



D = 02°59'01"  
 R = 5605.36'  
 T = 145.97'  
 L = 291.88'  
 CD = 291.85'  
 CB = S 12°49'07" E

D = 32°30'00"  
 R = 560.40'  
 T = 163.34'  
 L = 317.88'  
 CD = 313.63'  
 CB = S 62°46'37" W

STATE OF TEXAS  
 COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears S 65° 15' 32" W a distance of 209.08 feet and S 83° 28' 53" E a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

THENCE, with the meanders of said branch, all to points for a corner, as follows:  
 N 05° 20' 52" E, a distance of 169.47 feet;  
 S 81° 52' 30" E, a distance of 142.20 feet;  
 N 07° 06' 30" W, a distance of 98.88 feet;  
 N 34° 27' 30" W, a distance of 89.0 feet;  
 N 48° 07' 30" E, a distance of 99.00 feet;  
 N 08° 57' 30" W, a distance of 107.38 feet;  
 N 57° 47' 30" E, a distance of 123.96 feet;  
 N 01° 29' 30" E, a distance of 189.00 feet;  
 N 54° 55' 30" E, a distance of 163.00 feet;  
 N 38° 27' 30" W, a distance of 61.00 feet;  
 N 29° 32' 30" E, a distance of 128.00 feet;  
 S 55° 32' 30" E, a distance of 39.00 feet;  
 S 01° 07' 30" W, a distance of 46.00 feet;  
 S 69° 22' 30" E, a distance of 14.00 feet;  
 N 59° 37' 30" E, a distance of 33.00 feet;  
 N 09° 49' 30" E, a distance of 121.00 feet;  
 N 49° 27' 30" E, a distance of 86.34 feet;

THENCE, N 00° 52' 30" W a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE, N 46° 41' 37" E a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right, having a central angle of 32° 30' 00" a radius that bears S 43° 28' 23" E a distance of 560.40 feet;

THENCE, along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron rod found at the end of said curve;

THENCE, N 79° 01' 37" E, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02° 59' 01", and a radius that bears N 78° 40' 24" E a distance of 5605.38 feet;

THENCE, along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE, S 14° 21' 09" E a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE, S 76° 42' 59" W a distance of 182.06 feet to a 1/2" iron rod set for a corner on the east line of said 44.514 acre tract and in an abandoned road;

THENCE, along the East lines of said 44.514 acre tract and with said abandoned road as follows:  
 S 00° 51' 58" W a distance of 199.84 feet to a 1/2" iron rod set for a corner;  
 S 02° 00' 55" W a distance of 548.85 feet to a 1/2" iron rod set for a corner;  
 S 10° 59' 21" E a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;

THENCE, with the South lines of said 44.514 acre tract and with said road as follows:  
 N 81° 00' 52" W a distance of 308.86 feet to a 1/2" iron rod found for a corner;  
 N 81° 12' 22" W a distance of 422.30 feet to a 1/2" iron rod found for a corner;  
 N 83° 28' 53" W a distance of 295.00 feet to the POINT OF BEGINNING and containing 25.474 acres of land.

**LAND USE DATA**  
**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	6' 15'
MAX BUILDING HEIGHT	32'
MAX BUILDING COVERAGE	35%

~ OWNER ~  
**HOMELACE PROPERTIES**  
 9330 L.B.J. Frwy. ~ Suite 1190 ~ Dallas, Texas 75243

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

**ZONING TRACT MAP**  
 OF  
**RANDOM OAKS AT THE SHORES**  
 OUT OF THE  
**SAMUELL KING SURVEY, ABSTRACT NO. 131**  
 IN THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
 SCALE: 1"=100' ~ DATE: 9-2-94 ~ 25.474 ACRES

94-16

**Memorandum**

ABANDONMENT  
APPROVED  
9-5-95

**TO: Julie Couch, City Manager**

**FROM: Bill Crolley, City Planner**

**RE: EASEMENT ABANDONMENT AT THE RANDOM OAKS AT THE SHORES**

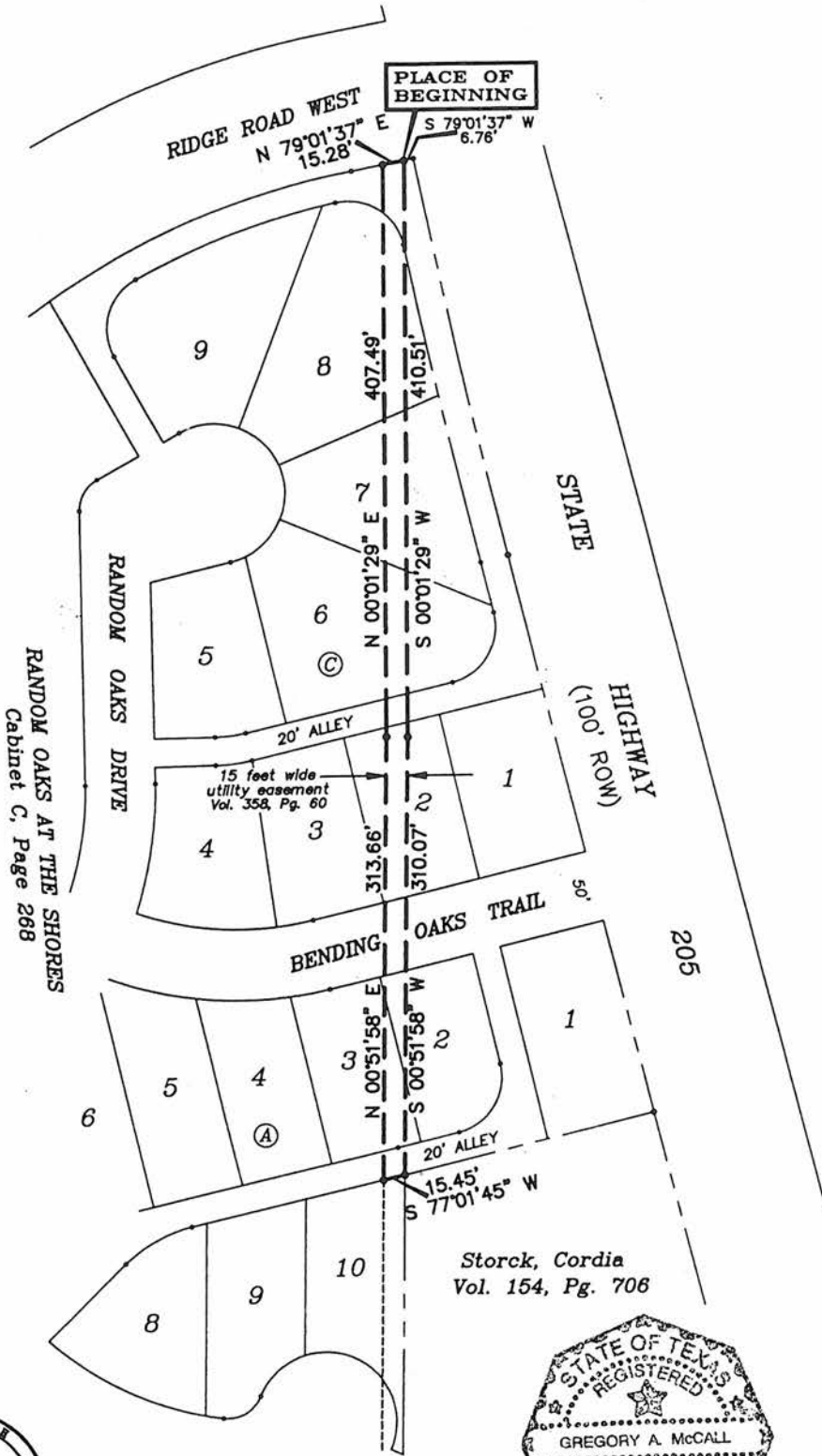
**DATE: August 30, 1995**

Tipton Engineering, Inc. has requested that a portion of an easement be abandoned. Attached is a map and legal description of the 15' easement located in the Random Oaks at the Shores subdivision. An ordinance will be prepared and ready Friday.

This easement and sewer line were existing before the development was proposed. As part of the engineering plans for this subdivision, the sewer line was relocated into the alleys and Random Oaks Drive. The relocated sewer line has been installed and there is no longer a need for the easement. Staff recommends abandoning this easement.



# E X H I B I T      A



*Gregory A. McCall*  
8/16/95



Drawings Based on File Plat of  
Random Oaks At The Shores  
Cabinet C, Page 268

**EASEMENT ABANDONMENT**  
10,813 Sq. Ft. or 0.2482 Acres  
**TIPTON ENGINEERING, INC.**

DRAWN	SCALE	DATE
db	1" = 100'	8/16/95

6330 Belt Line Road ~ Suite C  
Garland, Texas 75043, Ph. No. 226-2967

4032

EXHIBIT A  
FIELD NOTES

4032.FLD

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas the subject tract further being part of a 15 feet wide utility easement granted to the City of Rockwall as recorded in Volume 358, Page 60 of the Deed Records of Rockwall County Texas (DRRCT), the subject tract further being part of that tract of land conveyed to Rockwall Homeplace Group, L.P. by the Special Warranty Deed recorded in Volume 960, Page 247 (DRRCT), the subject tract further being part of Random Oaks At The Shores, an addition to the City of Rockwall as recorded in Cabinet C, Page 268 (DRRCT), the subject tract being more particularly described as follows;

BEGINNING on a common line being the Southerly line of Ridge Road West and the Northerly line of said Random Oaks At The Shores addition, said point further being S 79%%D 01' 37" W, a distance of 6.76 feet, along said common line, from the Westerly line of State Highway No. 205 (a 100' ROW);

THENCE, Along the Easterly line of said 15 feet wide utility easement, the following;

S 00%%D 01' 29" W, a distance of 410.51 feet;

S 00%%D 51' 58" W, a distance of 310.07 feet to the Northeast corner of Lot 10, Block A of said Random Oaks At The Shores, said Lot 10 corner also being on the Southerly line of a 20 feet wide alley;

THENCE, S 77%%D 01' 45" W, along the said 20 feet wide alley Southerly line, a distance of 15.45 feet;

THENCE, Along the Westerly line of said 15 feet wide utility easement, the following;

N 00%%D 51' 58" E, a distance of 313.66 feet;

N 00%%D 01' 29" E, a distance of 407.49 feet to a point on the previously mentioned Ridge Road West Southerly line;

THENCE, N 79%%D 01' 37" E, along said Ridge Road West Southerly line, a distance of 15.28 feet to the PLACE OF BEGINNING with the subject tract containing 10,813 square feet or 0.2482 acres of land.



94-16



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

August 22, 1995

Gregory McCall  
Tipton Engineering  
6330 Belt Line Road  
Garland, Texas 75043

Dear Mr. McCall:

As we have discussed over the phone, the easement abandonment request for the Random Oaks subdivision will be presented to the City Council at their September 5 meeting. Since the sewer line that was in this easement was relocated and there is no other purpose for the easement, I do not anticipate any problems having this easement abandoned.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Bill Crolley". The signature is fluid and cursive.

Bill Crolley  
City Planner



# TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING  
6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

DATE: August 16, 1995

RE: Random Oaks

JOB NO.: 4032

City of Rockwall  
Mr Bruce Anby  
205 W. Rusk  
Rockwall TX 75087

DELIVERED BY:  
 Mail  
 Messenger  
 Printer

We are sending you:

- Sets
- Specifications
- Information
- Prints
- Contract Documents
- Report
- Other: \_\_\_\_\_

Description: Easement abandonment  
Metes & bounds description

For the purpose checked below:

Please Sign and Return

- For your approval
- For your files
- For review and comment
- As requested
- Other: None

Remarks: Per your conversation with Greg,  
please process the following abandonment.  
Please do not hesitate to call, if we  
can be of any further assistance.  
Thanks,

By: Charlene for Greg McCall

94-16-PP/2

July 22, 1994

Mr. Dub Douphrate, P.E.  
City Engineer  
CITY OF ROCKWALL  
205 W. Rusk  
Rockwall, TX 75087

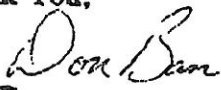
RE: RANDOM OAKS AT THE SHORES  
ROCKWALL, TEXAS

Dear Mr. Douphrate:

Please consider this my authorization for Pat Atkins, Tipton Engineering, Inc., to act as the representative for the preliminary plat submittal and change of zoning submittal on the above referenced project.

If there is any other information needed or if we can be of any further service, please contact our office.

Thank You,

  
Don Bass

94-16-PP/2



# TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4032

6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

July 22, 1994

Mr. Dub Douphrate, P.E.  
City Engineer  
CITY OF ROCKWALL  
205 W. Rusk  
Rockwall, TX 75087

**RE: RANDOM OAKS AT THE SHORES  
ROCKWALL, TEXAS**

Dear Mr. Douphrate:

Please find enclosed 10 (ten) prints, the preliminary plat application and a check in the amount of \$450.00 for the preliminary submittal for the above referenced project. It is our understanding this will place us on the August 11, 1994, P & Z agenda.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

TIPTON ENGINEERING, INC.



Pat Atkins  
President

PA/ce  
Enclosure

94-16-PP/2



## TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4032

6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

July 22, 1994

Mr. Dub Douphrate, P.E.  
City Engineer  
CITY OF ROCKWALL  
205 W. Rusk  
Rockwall, TX 75087

**RE: RANDOM OAKS AT THE SHORES  
ROCKWALL, TEXAS**

Dear Mr. Douphrate:

Please find listed below the items enclosed for the change of zoning on the above referenced project

- 1) Check in the amount of \$410.00
- 2) Ten (10) prints of the boundary survey
- 3) Zoning application
- 4) Legal description

It is our understanding this will place us on the August 11, P & Z agenda.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

TIPTON ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Pat Atkins', is written over the printed name.

Pat Atkins  
President

PA/ce  
Enclosure

THE STATE OF TEXAS }  
COUNTY OF ROCKWALL }

KNOW ALL MEN BY THESE PRESENTS:

That the City of Rockwall, Texas, a municipal corporation, in exchange for drainage and utility easement of equal value granted by Rockwall Home Place Group, of the County of Rockwall, State of Texas, have quitclaimed, and by these presents do quitclaim unto said Grantee, his heirs and assigns all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas:

As more specifically described in Exhibit "A", illustrated in Exhibit "B", attached hereto and made a part hereof.

TO HAVE AND TO HOLD all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges and appurtenances hereto in any manner belonging unto the said Grantee, his heirs and assigns forever, so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenances or any part thereof.

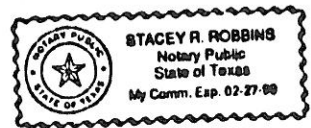
EXECUTED THIS 13th day of November, 1995.

GRANTEE:  
By: [Signature]  
George R. Hatfield, Mayor

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

BEFORE ME, on this day personally appeared George R. Hatfield, Mayor, City of Rockwall, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 13th day of November, 1995.



[Signature]  
Notary Public in and for the State of Texas

My Commission Expires:  
2-27-99

Seal



EXHIBIT A  
FIELD NOTES

4032.FLD

BEING a tract of land situated in the Samuell King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas the subject tract further being part of a 15 feet wide utility easement granted to the City of Rockwall as recorded in Volume 358, Page 60 of the Deed Records of Rockwall County Texas (DRRCT), the subject tract further being part of that tract of land conveyed to Rockwall Homeplace Group, L.P. by the Special Warranty Deed recorded in Volume 960, Page 247 (DRRCT), the subject tract further being part of Random Oaks At The Shores, an addition to the City of Rockwall as recorded in Cabinet C, Page 268 (DRRCT), the subject tract being more particularly described as follows;

BEGINNING on a common line being the Southerly line of Ridge Road West and the Northerly line of said Random Oaks At The Shores addition, said point further being S 79° 01' 37" W, a distance of 6.76 feet, along said common line, from the Westerly line of State Highway No. 205 (a 100' ROW);

THENCE, Along the Easterly line of said 15 feet wide utility easement, the following;

S 00° 01' 29" W, a distance of 410.51 feet;

S 00° 51' 58" W, a distance of 310.07 feet to the Northeast corner of Lot 10, Block A of said Random Oaks At The Shores, said Lot 10 corner also being on the Southerly line of a 20 feet wide alley;

THENCE, S 77° 01' 45" W, along the said 20 feet wide alley Southerly line, a distance of 15.45 feet;

THENCE, Along the Westerly line of said 15 feet wide utility easement, the following;

N 00° 51' 58" E, a distance of 313.66 feet;

N 00° 01' 29" E, a distance of 407.49 feet to a point on the previously mentioned Ridge Road West Southerly line;

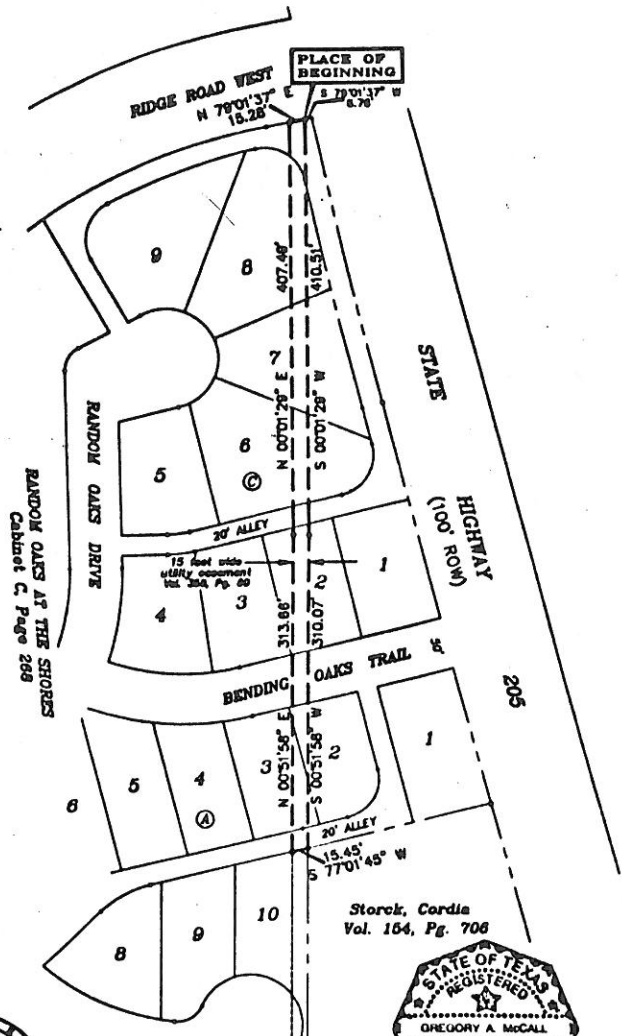
THENCE, N 79° 01' 37" E, along said Ridge Road West Southerly line, a distance of 15.28 feet to the PLACE OF BEGINNING with the subject tract containing 10,813 square feet or 0.2482 acres of land.

*Gregory A. McCall*  
8/16/95



EXHIBIT "B"

PAGE 268  
VOL 1061



RANDOM OAKS AT THE SHORES  
Cabinet C, Page 268

Storck, Cordia  
Vol. 164, Pg. 706



Gregory A. McCall  
8/16/95



Bearings Based on File Plat of  
Random Oaks At The Shores  
Cabinet C, Page 268

DRAWN	SCALE	DATE
db	1" = 100'	8/16/95

EASEMENT ABANDONMENT  
10,813 Sq. Ft. or 0.2482 Acres  
TIPTON ENGINEERING, INC.  
6330 Belt Line Road - Suite C  
Garland, Texas 75043, Ph. No. 278-2067  
4032

FILED FOR RECORD 21st DAY OF November, A.D., 1995 at 12:58 P.M.  
 RECORDED 27th DAY OF November, A.D., 1995.  
 PAULETTE BURKS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
 BY: Carlynn Lerner, DEPUTY

QUITCLAIM DEED

VOL. 1064  
PG 266

THE STATE OF TEXAS }

COUNTY OF ROCKWALL }

KNOW ALL MEN BY THESE PRESENTS:

That the City of Rockwall, Texas, a municipal corporation, in exchange for drainage and utility easement of equal value granted by ROCKWALL HOMEPLACE GROUP, of the County of Rockwall, State of Texas, have quitclaimed, and by these presents do quitclaim unto said Grantee, his heirs and assigns all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas:

As more specifically described in Exhibit "A", illustrated in Exhibit "B", attached hereto and made a part hereof.

TO HAVE AND TO HOLD all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges and appurtenances hereto in any manner belonging unto the said Grantee, his heirs and assigns forever, so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenances or any part thereof.

EXECUTED THIS 13th day of November, 1995.

GRANTEE:

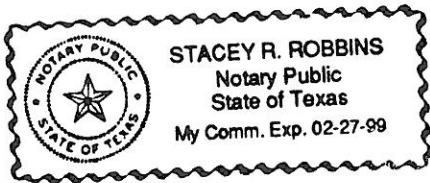
By: [Signature]  
George R. Hatfield, Mayor

STATE OF TEXAS }

COUNTY OF ROCKWALL }

BEFORE ME, on this day personally appeared George R. Hatfield, Mayor, City of Rockwall, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 13th day of November, 1995.



[Signature]  
Notary Public in and for the State of Texas

My Commission Expires:  
2-27-99

Seal

EXHIBIT A  
FIELD NOTES

4032.FLD

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas the subject tract further being part of a 15 feet wide utility easement granted to the City of Rockwall as recorded in Volume 358, Page 60 of the Deed Records of Rockwall County Texas (DRRCT), the subject tract further being part of that tract of land conveyed to Rockwall Homeplace Group, L.P. by the Special Warranty Deed recorded in Volume 960, Page 247 (DRRCT), the subject tract further being part of Random Oaks At The Shores, an addition to the City of Rockwall as recorded in Cabinet C, Page 268 (DRRCT), the subject tract being more particularly described as follows;

BEGINNING on a common line being the Southerly line of Ridge Road West and the Northerly line of said Random Oaks At The Shores addition, said point further being S 79° 01' 37" W, a distance of 6.76 feet, along said common line, from the Westerly line of State Highway No. 205 (a 100' ROW);

THENCE, Along the Easterly line of said 15 feet wide utility easement, the following;

S 00° 01' 29" W, a distance of 410.51 feet;

S 00° 51' 58" W, a distance of 310.07 feet to the Northeast corner of Lot 10, Block A of said Random Oaks At The Shores, said Lot 10 corner also being on the Southerly line of a 20 feet wide alley;

THENCE, S 77° 01' 45" W, along the said 20 feet wide alley Southerly line, a distance of 15.45 feet;

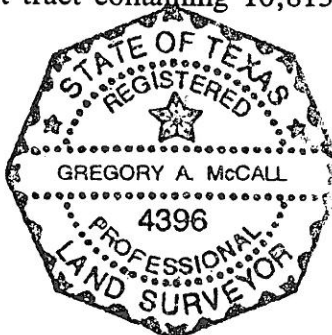
THENCE, Along the Westerly line of said 15 feet wide utility easement, the following;

N 00° 51' 58" E, a distance of 313.66 feet;

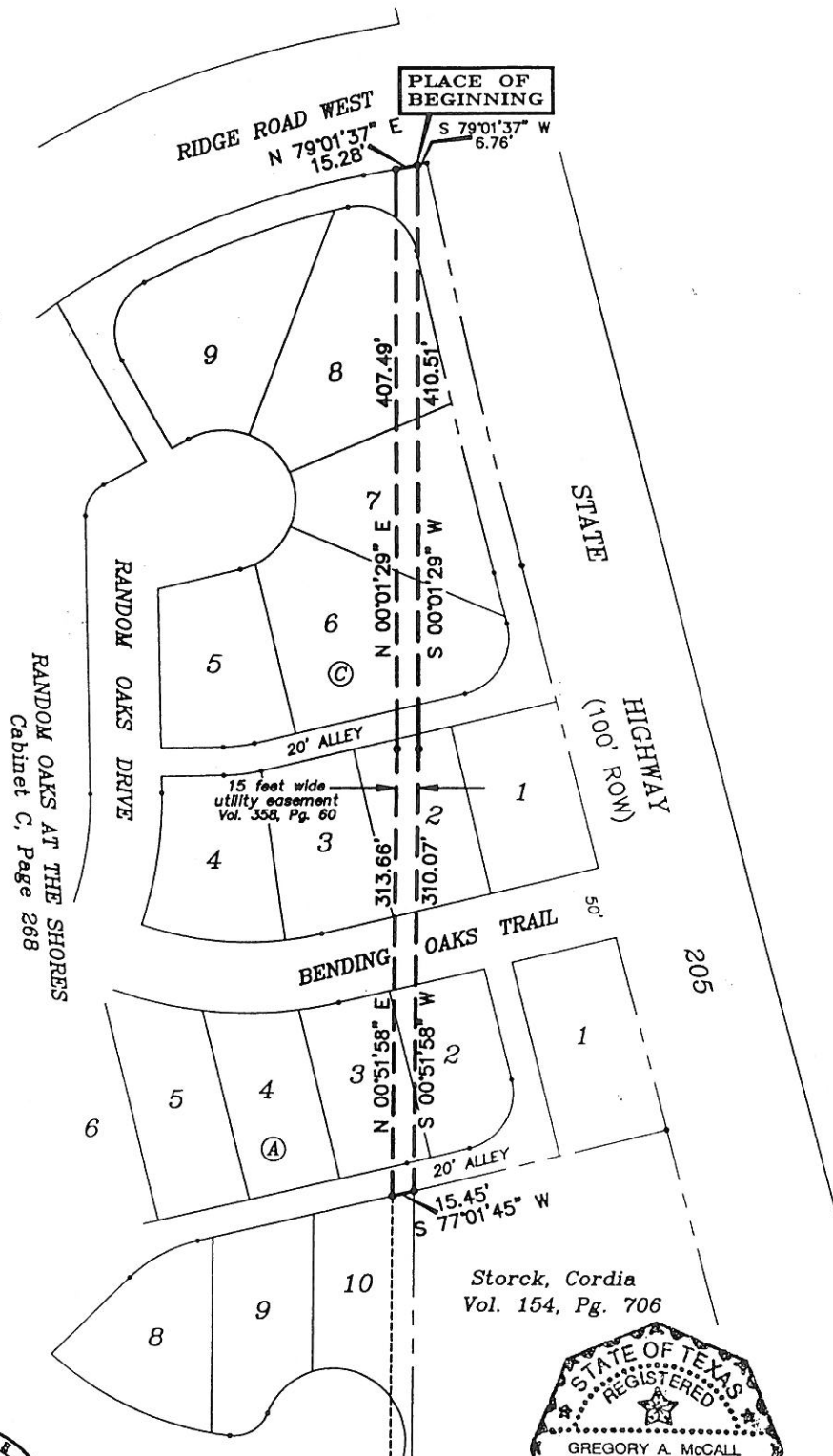
N 00° 01' 29" E, a distance of 407.49 feet to a point on the previously mentioned Ridge Road West Southerly line;

THENCE, N 79° 01' 37" E, along said Ridge Road West Southerly line, a distance of 15.28 feet to the PLACE OF BEGINNING with the subject tract containing 10,813 square feet or 0.2482 acres of land.

*Gregory A. McCall*  
*8/16/95*

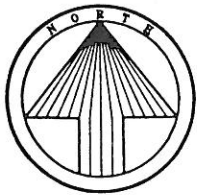


E X H I B I T " B "



RANDOM OAKS AT THE SHORES  
Cabinet C, Page 268

Storek, Cordia  
Vol. 154, Pg. 706



*Gregory A. McCall*  
8/16/95



Bearings Based on File Plat of  
Random Oaks At The Shores  
Cabinet C, Page 268

**EASEMENT ABANDONMENT**  
10,813 Sq. Ft. or 0.2482 Acres  
**TIPTON ENGINEERING, INC.**



6330 Belt Line Road ~ Suite C  
Garland, Texas 75043, Ph. No. 226-2967

DRAWN	SCALE	DATE
db	1" = 100'	8/16/95

4032

**AGENDA**  
**PLANNING & ZONING COMMISSION WORK SESSION**  
**205 W RUSK**  
**AUGUST 25, 1994**  
**7:00 P.M.**

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

93-51-FP            A request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.

94-11-FP            A request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.

94-16-PP/Z        A request from Homeplace for a Preliminary Plat and an Amendment to PD-3 changing the Land Use from MF and C to SF-10 and zoning change from A to PD-3 for Random Oaks at the Shores

94-17-FP            A request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition

94-18-PP            A request from Whittle Development for an amendment to PD-5 changing the Land Use from GR to SF-6 and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

94-19-CUP          A request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad

94-20-RP            A request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

94-21-PP            A request from Neil Jones for a Preliminary Plat for the Sanctuary At Chandlers Landing

**III. ADJOURNMENT**

Planning And Zoning Meeting Minutes  
August 11, 1994

5

I. CALL TO ORDER

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

10

II. APPROVAL OF MINUTES FROM THE JULY 14, 1994 MEETING

Mr. Ruff made a motion to approve the minutes for the July 14, 1994 meetings. Mr. Friend seconded the motion. The motion was voted on and passed unanimously.

15

III. PUBLIC HEARING

94-16-PP/Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM HOMEPLACE TO AMEND PD-3 CHANGING THE LAND USE FROM MF (MULTI-FAMILY) AND "C" (COMMERCIAL) TO SF-7 AND SF-10 (SINGLE FAMILY) AND A REQUEST FOR A PRELIMINARY PLAT FOR 75 LOTS IN THE SHORES ADDITION.

20

Mr. Douphrate outlined the request, explaining to the Commission that the surrounding property owners within 200 feet had not been notified as required by law and that the Amendment to the PD-3, changing the Land Use would have to be tabled until the September 8, 1994 Planning and Zoning Meeting.

25

Mr. Ewing and Mr. Ruff left the meeting citing a conflict of interest

30

Mr. Greenwalt opened the Public Hearing

After much discussion Mr. Friend made a motion to table the request until the September 8, 1994 meeting. Ginger Baugh seconded the motion. The motion was voted on and passed unanimously.

35

Mr. Greenwalt closed the Public Hearing

Mr. Ewing and Mr. Ruff returned to the meeting.

93-30-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT FOR AN AMENDMENT TO THE SETBACK REQUIREMENTS FOR PD-11 LOCATED SOUTH OF ALAMO ROAD AND NORTH OF NORTH HILLS DRIVE.

40

08/11/94

5 Mr.Douphrate outlined the request, recommending approval of the amendment to the setback requirements for PD-11 and to consider amending the straight zoning requirements to a standard 25 foot setback for both one and two story structures. The Commission voted unanimously to make a recommendation to the Council to consider amending the straight zoning setback requirement. If approved by Council then staff will then proceed with initiating the public hearing required to amend the zoning ordinance.

10 Mr.Greenwalt opened the Public Hearing  
After much discussion Mr.Friend made a motion to approve a request from LENMAR Development for an Amendment to the Setback Requirements for PD-11 located south of Alamo Road and north of North Hills Drive.

15 Mr. Greenwalt seconded the motion. The motion was voted on and passed 5 to 1 with Mr.Ruff voting against and Mr.Ewing abstaining.

Mr.Greenwalt closed the Public Hearing.

20 94-9-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SCOTT STARK FOR A CHANGE IN ZONING FROM 2F (2 FAMILY DWELLING) DUPLEX DISTRICT CLASSIFICATION TO "C" (COMMERCIAL) DISTRICT CLASSIFICATION FOR PROPERTY LOCATED AT 607 ST.MARYS.

25 Mr.Douphrate outlined the request recommending approval of the request for a zoning change from 2F to C for property located at 607 St Mary.

Mr.Greenwalt opened the Public Hearing

30 Mary Ferrell, 608 St Mary addressed the Commission stating she was opposed to the zoning change to the increase in traffic.

After much discussion Mr.Ewing made a motion to approve the request from Scott Stark for a change in zoning from 2F (2 Family Dwelling) Duplex district classification to "C" (Commercial) district classification for property located at 607 St.Marys.

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

Mr.Greenwalt Closed Public Hearing

40 IV. PLATS/SITE PLANS

94-12-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WPC ACQUISITION, INC. FOR A FINAL PLAT OF 86 LOTS OF CHANDLERS LANDING PHASE 15 IN THE CHANDLERS LANDING ADDITION.

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Mr.Douphrate outlined the request recommending approval of the Final Plat with following conditions;

- \* The developer enter into a facilities agreement with the City outlining the escrow requirements for the improvements to Chandler’s Landing Deep Lift Station
- \* The final plat be approved subject to engineering plan approval

After much discussion Mr.Ewing made a motion to approve a request from WPC Acquisition, Inc. for a Final Plat of 86 lots of Chandlers Landing Phase 15 in the Chandlers Landing Addition with the following conditions;

- \* The developer enter into a facilities agreement with the City outlining the escrow requirements for the improvements to Chandler’s Landing Deep Lift Station
- \* The final plat be approved subject to engineering plan approval
- \* All roadways should be labeled on the plat as emergency and public access easements.

94-15-FP      A REQUEST FROM MAX SCHEILD FOR A PRELIMINARY PLAT FOR 8 LOTS IN LOFLAND LAKE ESTATES LOCATED NORTH OF FM 1139 AND EAST OF FM 549.

Mr.Douphrate outlined the request recommending approval of the final plat.

After much discussion Mr.Friend made a motion to approve the a request from Max Scheild for a Preliminary Plat for 8 lots in Lofland Lake Estates located north of FM 1139 and east of FM 549

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

IV.      ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:00 p.m.

ATTEST:

APPROVED:

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

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

08/11/94

# MINUTES OF THE ROCKWALL CITY COUNCIL AUGUST 15, 1994

5 **Call to Order**

10 Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, and George Hatfield. Nell Welborn was absent. Invocation and pledge of allegiance was lead by Todd White.

**Award Presentation**

15 Mayor Williams presented Brian Alford, James Ryan, Blake Starr, and Jason Todd with Mayor's Certificates of Recognition for obtaining the Eagle Rank in Boy Scouting.

**Consent Agenda**

- 20 a) Approval of Minutes of August 1, 1994
- b) P&Z 93-52-FP Discuss and Consider Approval of an Ordinance Abandoning Certain Roadways within the Lake Ridge Estates Subdivision (2nd reading)
- 25 c) Discuss and Consider Scheduling the First Council Meeting in September to Tuesday, September 6, 1994

30 White made a motion to approve the consent agenda. Luby seconded the motion. Couch read the necessary caption. The motion passed unanimously.

**Appointments/Plans**

35 **Appointment with Economic Development Planning Commission Regarding Presentation of Report and Take Any Necessary Action**

40 Bob Holliman, Chairman of the EDPC, addressed Council and introduced the members of the commission. Mssrs. Coleson and Mishler presented the history of economic development planning efforts for the City. Ms. Barstow and Mr. Moscarello outlined the process used by the current Economic Development Planning Commission in developing their recommendations and described the background of the membership. Mr. Wight examined the need for economic development planning for the city. Mssrs. Lofland and Self presented recommendations which

45 consisted of the following three phases: 1) to conduct an economic development summit led by a professional facilitator, 2) to develop a vision for economic development for the City, and 3) to formulate the strategic and implementation plan to provide economic development. Mr. Martin summarized the presentation and requested that the Council approve the funding for Phase 1 and 2 at this time with funding for Phase 3 to be decided upon after the completion of Phases 1 and 2.

50 After considerable discussion, Hatfield made a motion to approve Phase I and Phase II of the recommendation. Morgan seconded the motion. Following Council discussion, the motion passed unanimously.

55 **Hear from Reed-Stowe Regarding Lone Star Gas Rate Increase and Consider Approval of an Ordinance Granting a Rate Increase for Lone Star Gas and Take Any Necessary Action**

Lone Star Gas requested a delay in order to review the information submitted by Reed-Stowe Company. Morgan made a motion to table this item to the next regular meeting. The motion was seconded by White. The motion passed unanimously.

60 **Appointment with Rick Horton of D.R. Horton, Inc. Requesting a Sign Variance and Take Any Necessary Action**

White exited the room citing a potential conflict of interest. Rick Horton addressed Council seeking a sign variance in the Caruth Lake subdivision due the hardship of visibility and attractiveness of the sign if placed at ground level. Mr. Horton requested the sign be extended 6' above the set standard. Morgan made a motion to grant a variance of 3½' in height for a period not to exceed eighteen (18) months. The motion died for lack of a second. Wilson made a motion to deny the request for the sign variance. Luby seconded the motion which passed 70 unanimously. Councilmember White returned to the meeting.

**Appointment with Wyatt Company to Present a Report Regarding Self-Insurance Funding and Take Any Necessary Action**

75 Andy Koren, representative of Wyatt Company, presented a report regarding the status of the self-insurance fund. He indicated that the fund, as projected, will in fact perform better than projected originally based on data that has been generated since the initiation of the self-insurance program. He also indicated that the fund should be able to support the addition of other types of insurance, should the City consider such action.

80 **Appointment with Planning and Zoning Commission Chairman**

Pat Friend addressed Council and made himself available to answer questions.

85 **P&Z 94-16-PP/Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Homeplace to Amend PD-3 Changing the Land Use from "MF" Multi-**

Family and "C" Commercial and "A" Agricultural to "SF-7" and "SF-10" Single Family (1st reading); Approval of a Preliminary Plat for 75 Lots in the Shores Addition and Take Any Necessary Action

0 Mayor Williams announced that this item would be passed with no action taken.

95 **PZ 93-30-Z Hold Public Hearing and Consider Approval of an Ordinance Amending the Setback Requirements for PD-11 Located South of Alamo Road and North of North Hills Drive and Take Any Necessary Action**

100 Couch reviewed the standards established under planned developments and explained the area zoning restrictions which were adopted. She also outlined the request of the developer. Mayor Williams opened the public hearing.

105 Applicant, Robert Pope, representing Hillcrest Shores, Ltd. and Centex Homes, addressed Council and requested amending the setback requirements for "PD-11". No one else appeared for the public hearing. Mayor Williams closed the hearing.

After discussion, Wilson made a motion to approve an ordinance granting a setback of 20' for a single story structure and 25' for a two-story structure, and to proceed with public hearings to consider amending the general setback requirement ordinance. Luby seconded the motion. Couch read the caption. The motion passed unanimously.

**PZ 94-9-Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Zoning Change from "2F" Duplex to "C" Commercial District Classification for Property Located at 607 St. Marys from Scott Stark and Take Any Necessary Action**

115 Couch commented on the case regarding lack of proper notification to appropriate property owners when the case was originally heard and approved. She indicated that Planning & Zoning Commission had reheard the case and had recommended approval of the request. Mayor Williams opened the public hearing.

120 Applicant, Scott Stark, of 607 St. Marys, requested approval of the change. Since no one else appeared before Council, Mayor Williams closed the public hearing.

Hatfield made a motion to approve the zoning change from "2F" to "C". The motion was seconded by Morgan. Following Council discussion and the reading of the caption, the motion passed by a votes of 5-1 with White voting against due to the screening requirement waiver.

125 **PZ 94-12-FP Consider Approval of a Final Plat of 86 Lots of Chandlers Landing Phase 15 in the Chandlers Landing Addition and Take Any Necessary Action**

30 Couch outlined the preliminary plat previously approved. She indicated that the Chandlers Landing Homeowners Association had expressed their concern regarding the width of the

proposed streets. She pointed out that the streets were in compliance with current City standards. She indicated that Planning and Zoning recommended approval of the final plat with the condition that the developer enter into a facilities agreement. Applicant, Richard Hogis addressed Council and requested approval of the final plat. White made a motion to approve the final plat for 86 lots of Chandlers Landing Phase 15 providing the following conditions: 1) the developer enters into a facilities agreement outlining the escrow requirements for the improvements to existing lift station and force main facilities, 2) the final engineering is approved by the City Engineer and 3) that all roadways be labeled on the plat as emergency and public access easements. The motion was seconded by Wilson and passed unanimously.

**PZ 94-15-FP Consider Approval of a Final Plat for 8 Lots in Lofland Lake Estates Located North of FM-1139 and East of FM-549 and Take Any Necessary Action**

Couch explained the final plat was being presented to the City due to its location within the extra-territorial jurisdiction of the City. She indicated that the property was not located within the city limits. Applicant, Max Schield, appeared before Council to seek approval of the request. Following general Council discussion, Hatfield made a motion to approve the final plat. Luby seconded the motion and passed unanimously.

**City Manager's Report**

Couch reported to Council that the City had met with two representatives of the consulting team hired by the City of Dallas to develop recommendations for Lake Ray Hubbard Update Plan. She informed Council that the time was now appropriate to invite the Dallas representatives to meet with Council in order to emphasize the City's desire to be involved in the developmental process. Secondly, she provided a copy of the citizen survey form which will be distributed throughout Rockwall to Council for their review and/or comments. In addition, Council was provided a quarterly budget report for consideration.

**Action/Discussion Items**

**Discuss and Consider Upcoming Bond Election and Take Any Necessary Action**

Williams informed Council that Greg Caffarel volunteered to head a citizen committee to support the proposed upcoming bond election. She indicated that the group had held one meeting which she had attended and that they had recommended delaying the bond election until a route for SH-205 could be finalized by the Council. She also indicated that Mr. Morris with the North Texas Council of Government had stated that they would have information regarding the modeling on the alternatives submitted by the City within thirty days; therefore, she suggested that any decision relating to scheduling a bond election be postponed until after this additional information could be received and reviewed. She suggested that the bond election could possibly be scheduled for December 3.

175 **Report on Status of Rockwall Housing Finance Corporation and the Financing of The Meadows Project and Take Any Necessary Action**

David Elkins reported to Council that an organizational meeting of the Rockwall Housing Finance Corporation was held with all appointees present. He indicated that background material was provided and reviewed in addition to the approval of corporate articles, by-laws, officer elections, and other corporate requirements. Couch informed Council that the financing documents were in draft form at the present time and that an extension period for finalizing this project had been granted until November 1. She indicated that the necessary paperwork was near completion. Margo Nielsen with the Rockwall Housing Development Corporation also briefed the Council on the status of the appraisals and the title work on the project. Councilmember White requested that this item be on each agenda until it is finalized.

180 **Discuss and Consider Bid Award for Concrete Repair and Maintenance**

Couch recommended additional concrete repair and maintenance work be awarded to Silver Creek Construction, the apparent low bidder. White made a motion to award the bid to Silver Creek Construction. The motion was seconded by Morgan and passed unanimously.

195 **Discuss and Consider the 1994-'95 Annual Budget Revisions and Take Any Necessary Action**

Couch outlined revisions to the 1994-'95 annual budget and indicated an additional request had been made by the Historical Society and the Agency on Aging. Following Council discussion regarding possible budget revisions and public hearing schedule, it was the consensus of Council that the budget would be considered for approval at the next regular Council meeting.

200 **Discuss and Consider the Need for New Noise Ordinance and Take Any Necessary Action**

Morgan commented to Council that he had initiated the request to consider controlling some of the loud noise generated by automobiles and radios as they drive on City streets. He indicated that the City of Austin had adopted such an ordinance. Staff was instructed to review some ordinances of area cities and to provide Council with a recommendation at a later date.

210 **Discuss and Consider Contract of Award to Lantel Systems, Inc. Regarding the Installation of a Local Area Network for the Police Department**

Couch reviewed with Council the network to be installed in the police department which had been previously discussed during the budget worksession. Hatfield made a motion to award the contract to Lantel Systems, Inc. in the amount of \$13,584. Luby seconded the motion which passed unanimously.

215 **Discuss and Consider the Appointment of Ad Hoc Committee or Study Group to Evaluate Operational Cost Savings and/or Improved City Services Regarding Privatization or Private**

220 **Contracting and Take Any Necessary Action**

Morgan reviewed his request to consider appointing a committee to review privatization of City services. Staff was instructed to proceed with the development of a resolution to form a task force or committee to study and evaluate operational cost savings and/or improved City services through privatization.

225 **Discuss and Consider Award of Bids for Drainage Improvements**

230 Couch reviewed drainage improvements bids and recommended East Texas Construction, as the apparent low bidder. White made a motion to award the bid to East Texas Construction. Wilson seconded the motion which passed unanimously.

**Discuss and Consider Approval of the Median Improvement Program**

235 Stacey Robbins, Personnel Specialist, presented an overview of the Median Improvement Program. She indicated that the program overall would cost the City approximately \$41,000.00 for the installation of irrigation; however, this cost would be expended over a period of years when each phase was initiated in the program. She indicated that the first phase may be the Northshore islands because irrigation was already installed. She also explained that the goal of the program was not only to enhance the natural surroundings of the city, but to involve the community in a major role in providing maintenance and upkeep to the medians.

240 There was discussion regarding funding for the cost of the irrigation installation. It was also pointed out by Council that Yellowjacket should receive a high priority due to the visibility of those islands. It was the consensus of the Council that recycling funds should be used for this purpose. The report was accepted by the Council.

250 **Hold Executive Session Under Sections 551.071 and 551.074 of the Texas Government Code**

The Council convened into executive session at 9:30 p.m. to discuss a) personnel regarding appointments to City Boards and Commissions, b) potential litigation regarding employee termination, c) potential litigation regarding road construction and d) City Manager's Evaluation and Take Any Necessary Action as a Result of the Executive Session

255 The Council reconvened into regular session at 10:35 p.m.. White made a motion to appoint the following:

260 Architectural Review Board - Bob Clements, Dan Branter  
Board of Adjustment  
Full Member - Ted Sansom, Bill Hensel  
Alternate - Clayton Fox, Michael Brown

5 City Health Officer - David Lensch  
Construction Advisory Board - Jim Goellner, Greg Cullen  
Eco. Dev. Plan. Comm. - George Roland  
Parks & Recreation Board - Melanie Bowman, Charles Wilson  
Planning & Zoning Comm. - David Hairston

270 Hatfield seconded the motion which passed unanimously. Mayor Williams announced that no further action would be taken on as a result of executive session.


### Adjournment

275 The meeting adjourned at 10:40 p.m.

APPROVED:

280   
Mayor

ATTEST:

  
City Secretary



# MINUTES OF THE ROCKWALL CITY COUNCIL SEPTEMBER 19, 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, Pat Luby, Todd White, Bob Wilson, George Hatfield, and Nell Welborn. Invocation and pledge of allegiance was lead by Bob Wilson.

## Consent Agenda

- a) Approval of Minutes of September 6, 1994
- b) Consider Approval of an Ordinance Approving a Municipal Maintenance Agreement with TxDOT (2nd reading)

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Ordinance No. 94-33

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AN ORDINANCE PROVIDING FOR THE MAINTENANCE OF CERTAIN STATE HIGHWAYS AND/OR PORTIONS OF STATE HIGHWAYS IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS, HEREBY REFERRED TO AS MUNICIPAL MAINTENANCE PROJECT AND AUTHORIZING THE MAYOR OF THE CITY OR OTHER AUTHORIZED CITY OFFICIAL, TO EXECUTE AND AFFIX THE CORPORATE SEAL AND ATTEST SAME. A CERTAIN AGREEMENT BETWEEN THE CITY AND THE STATE OF TEXAS, PROVIDING FOR THE MAINTENANCE AND USE OF THE SAID MAINTENANCE PROJECT; AND DECLARING AN EMERGENCY AND PROVIDING THAT THIS ORDINANCE SHOULD BE EFFECTIVE FROM AND AFTER ITS PASSAGE.

30

White moved to approve the consent agenda. Wilson seconded the motion. The caption was read by Julie Couch. The motion passed unanimously.

35

## Appointments/Plans/Public Hearings

### Appointment with City of Dallas Representative Regarding Lake Ray Hubbard Master Plan Update and Take Any Necessary Action

40

Roger Proza, Assistant Director of Operations - Dallas Water Utilities and John King, Project Manager appeared before the Council. Proza provided a short statement regarding the history of the master plan. He stated that the original plan was prepared by Mr. Springer, and the report was updated in 1976. The assumptions of the plan included public access along to the shoreline, a shoreline open to anyone with a park-like setting. The problems that have occurred with the master plan have resulted from the increased operation of lake, a lack of funding

5

50 increases for the maintenance of park facilities, and an unachieved vision for the lake development. He indicated that the City of Dallas has obtained the services of Johnson, Johnson, and Roy (JJR) to review the uses of the lake, both existing and future, and make recommendations for alternatives uses. Dallas's goal is for the lake to generate some type of revenue to be used for its maintenance. JJR has been tasked with developing policies relating to the use of the lake. The project study began in April 1994 and is scheduled to be completed in Spring 1995. Erosion control issues are currently being implemented.

55 Mayor Williams questioned Mr. Proza regarding the erosion control for the lake and how it will affect the citizens of Rockwall. Proza stated that the areas of concern include the dam area, the Clements property, and Antiqua Bay. He stressed that the City of Dallas has no immediate concerns regarding erosion. Williams asked what is the current policy in dealing with property owners regarding erosion control. Proza stated that when approached the City of Dallas allows property owners to take erosion control measures. In further discussion, Williams asked Proza  
60 about the possibility of private boat dock construction in the future. Proza stated that this is being studied as a part of the master plan update. Proza also related to the Council that the City of Dallas has been approach about the possibilities of casino gambling on the Lake, and that numerous questions have been received regarding the ownership of the lake. Mr. Proza stated  
65 that the approval of casino gambling will depend upon legislation passed in Austin. Williams expressed her appreciation of Mr. Proza's report.

#### **Appointment with Municipal Judge to Hear Semi-Annual Status Report on Municipal Court and Take Any Necessary Action**

) Williams stated that this item has been moved to next meeting.

#### **Appointment with Planning & Zoning Commission Chairman**

75 Van Ewing presented the report of the Planning and Zoning Commission. Welborn questioned why approval of a plat had been denied rather than tabled because the applicant had not been present. It was stated that by state statute action to approve or deny a plat must be completed on items within 30 days.

#### **80 PZ 94-16-PP/Z Hold Public Hearing and Consider Approval of Ordinances Granting a Request for Homeplace for an Amendment to "PD-3" changing the Land Use from "MF" and "C" to "SF-10" and "SF7.8" and a Zoning Change from "A" to "PD-3" SF-10/SF7.8 for Random Oaks at the Shores, and Approval of a Preliminary Plat/Development Plan**

85 Couch commented that this request is for land currently zoned PD-3 and Agricultural. She indicated that the applicant is requesting a change in land use to single family with a mix of lot sizes from 7,800 square feet minimum to 10,000 square feet maximum. Additionally, the development plan/preliminary plat is attached with staff's recommended suggestions. Mayor Williams opened the public hearing The applicant's representatives Pat Atkins, with Tipton  
90 Engineering, and Mr. Don Bass of Homeplace properties came forward. Mr. Atkins indicated that the property is currently zoned for agricultural , retail and multi-family uses. Discussion was held regarding the proposed location of entry on SH 205. Council raised concerns

5 regarding the screening requirements along adjacent roadways. The applicant stated that this screen is in concurrence with Planning and Zoning Commission's comments. The applicant stated that there is no screening along Quail Run because the patter established along Quail Run had not provided for such screening. He did indicate that there would be no driveway access from those lots backing to Quail Run and that they would be fenced by the builder. Todd White, referenced a concern cited in the minutes of P&Z meeting regarding a signal light at Ridge Road West and SH-205. Couch commented that conditions under the "PD" establish requirements for a signal at that intersection based on a certain number of lots within "PD-3" and that this development did not exceed the allowable lots. In addition she stated that traffic numbers must be present for the state to warrant the inclusion of a traffic signal. White expressed his desire to further examine the need for a signal and requested the State review. William closed public hearing.

105 Welborn requested further information regarding the fencing along Quail Run, and the means of how the City will ensure that it is placed properly. Couch stated that it could be made a condition of the plat. The applicant was questioned regarding the impact the appearance of the fencing will have on the entire area. The applicant stated that the fence will be located along the property line which should place the fence 10-12 feet from the future curb. The applicant indicated that they are committed to providing landscaping but no specific plans have been made at this time. Couch recommended that as a condition of approval the applicant submit a landscaping screening plan with the final plat.

115 Welborn made a motion for approval for Homeplace to amend the development, to approve the zoning change from agricultural to planned development, and to approve the preliminary plat with the following conditions: the plat is to reflect a drainage right-of-way along the drainway, the applicant will be required to design and construct a deceleration/left turn lane on SH-205, the applicant will be required to escrow funds to improve 1/2 of Quail Run which fronts the proposed development, the applicant will be required to upgrade the undersized drainage structures under Quail Run in order to handle increased runoff caused by the development, the applicant will be required to pay a portion of a pro-rata water line agreement, the applicant shall provide a masonry screening wall along Ridge Road West and SH-205 and adding the conditions that no lots backing to Quail Run shall have drive access to Quail Run Road and that builders on those lots shall be required to construct fences along Quail Run, and a landscape/screening plan for adjacent right-of-way on SH-205 and Ridge Road West shall be submitted with the final plat. The motion was seconded by Dale Morgan. In further discussion, White requested information be gathered regarding a traffic signal for the area. As an amendment to the motion, White added that the traffic flow should be reviewed to determine the need for signalization in the area. George Hatfield questioned whether or not final approval of the application would be hinged on the completion of such a study. Couch stated that it would not. Couch read the ordinance. The motion passed unanimously.

135 **PZ 94-19 CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from James Helwig & Sons Inc. for a Conditional Use Permit to Allow for a Temporary Guard House for Property Located at 2670 S. Goliad**

Couch indicated that Mr. Helwig has previously appeared before the council. The building for which he is requesting the CUP will be a temporary, portable building for a guard house facility. The Planning and Zoning Commission recommended approval of the permit with several conditions. Mayor Williams opened the public hearing. The applicant came forward, James Helwig 2670 South Garland Road. He stated that the growth of operation and several break ins had lead to this request. He would like to protect the truckers belongings, but does not have insurance to cover these expenses. Welborn asked what type of building is to be constructed and what size will it be. Helwig stated that whatever is necessary to met the conditions of the CUP. Helwig stated that hours will be 6 to 6, and the building will be placed far enough back from the roadway to allow two trucks entry into the truck yard. Welborn asked if Mr. Helwig was in agreement with the P&Z Commission regarding the conditions of approval. He stated that he was in agreement. No additional comments were received from the public. Williams closed the public hearing. Council held discussion. Hatfield motioned to approve the ordinance granting a request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house at 2670 S. Goliad. White seconded. Couch read caption. The motion passed unanimously.

**PZ 93-51-FP Discuss and Consider Approval of a Request from Kirby Albright for a Final Plat for the Benton Woods addition located on the East Side of FM-740, South of Shadeydale Lane.**

Hatfield exited the room citing a potential conflict of interest. Applicant, Kirby Albright was present and available for questions. Couch commented on the request, Couch stated that there were several conditions recommended by the Commission. Couch indicated that the required deceleration lane will be constructed concurrently, and that the cost will be born by the applicant. Welborn asked for clarification of conditions. Couch mentioned that questions have been raised regarding drainage issues, and that these issues will be reviewed as part of the final engineering review. Following council discussion, White made a motion to approve the request of Kirby Albright for a final plat for the Benton Woods addition located on the East side of FM-740, South of Shadeydale Lane subject to conditions. Seconded by Dale Morgan. Luby asked if all conditions are acceptable to Mr. Albright. Mr. Albright stated the he was in agreement. Bob O'Brien came forward to discuss an advisement letter he had submitted to the City Manager. Mr. O'Brien expressed his concerns that the grading plan is inadequate and that he was concerned about potential flooding. Mr. O'Brien stated that he has made six suggestions regarding drainage. Ms. Couch indicated that these issues are engineering issues and that they will be reviewed. Couch recommended approval subject to final engineering review. Mr. O'Brien stated that he does not believe that the drainage problems had been acceptably addressed. White emphasized that approval is contingent upon approval of the City Engineer. The motion passed unanimously. George Hatfield returned to the meeting.

**PZ 94-11-FP Discuss and Consider Approval of a Request from Los Prados Development for a Final Plat for Waterstone Estates Located on the North Side of Yellowjacket Lane, South of the Union Pacific Railroad**

Couch indicated that the Planning and Zoning Commission recommended approval of the request with the outlined conditions. A representative from Los Prados was available for questions.

185 There was discussion regarding the screening wall and the clearing of the park land to be  
dedicated Morgan made a motion to approve the request of Los Prados Development for a final  
lat for Waterstone Estates located on the North Side of Yellowjacket Lane, south of the Union  
Pacific Railroad with conditions. Welborn seconded. Luby stated that he is not happy with this  
190 development. Council discussion followed. The motion passed with six votes with Luby voting  
abstaining.

**PZ 94-17-FP Discuss and Consider Approval of a Request from Caruth Lake Development  
Corp. for a Final Plat of Village of Caruth Lake  
Phase II located on the East side of SH-205, North of Harris Height Addition**

195 Couch indicated that City staff recommended approval of this request with the outlined  
conditions. Harold Evans, a representative for Caruth Lake Development Corp. was available  
for questions if needed. Welborn made a motion to approve the request from Caruth Lake  
200 Development Corp. for a final plat of Village of Caruth Lake Phase II provided that the City's  
recommended conditions are met. Morgan seconded. Following council discussion, the motion  
passed unanimously.

205 **City Manager's Report**

Couch reported on the status of the of FM740. She stated that the City has been notified by  
TxDOT that they will add \$1 million from rehabilitation funds to be used for construction of  
improvements of FM740 which will allow for a decrease in the requested amount to be funded  
210 through bonds. She indicated that \$1,000,000 in STP funds already allocated for the project  
can now be used for right-of-way acquisitions assuming final approval by the Regional  
Transportation Council.

215 She indicated that modeling information regarding SH205 from the Council of Governments  
should be available in the next few days. With this information, the State will be able to finalize  
their comments on the options sent to them for consideration. These events should take place  
within the next week and a half. Couch proposed tentative dates to the Council to conduct a  
worksession regarding SH205. Wednesday, September 28 or Thursday, September 29 were  
220 proposed. Wilson commented that he will not be available. A worksession was tentatively  
scheduled for September 28 at 7:00 p.m.

Couch also indicated that the state is planning to add shoulders to SH205, north of downtown  
and that Mr. Blain had indicated that this project has been scheduled for 1996.

225 Luby requested information regarding the study of the intersection of Horizon Road and FM740  
for signalization. Couch stated that the results of study have not been received from TxDOT.

She also stated that the next phase of I-30 will begin in 1995. Phase I will be complete about  
the time the second phase is begun.

235 Couch discussed a memorandum from Bob Holliman, Economic Development Commission. She stated that October 6 had been selected as the date for the economic development summit meeting, and that members of the community will be invited, as well as the Council. The summit will be held at the high school in the theater. Facilitators for the meeting are Bob Bolden and Bill Shelton. She indicated that Phase II will after this meeting and that she is in the process of scheduling tentative dates for Cornerstone to meet with the focus groups.

240 Couch indicated a need to formalize a date for the Council retreat and suggested that it be held in the later part of October or November. The only weekend the consultants currently have available is the weekend of the November 6th and 7th. Ms. Couch asked the Council for their preference. Discussion was held among the Council. After a length discussion, the Council indicated that December 4th or 5th or 9th and 10th would be acceptable, but would like to complete the process no later than December 12th. The planning retreat will require significant input regarding the goals and strategies for the City in the coming year.

245 Couch indicated that there has been some community effort taken to obtain a drug patrol dog. Efforts are being made to fund all costs for initial equipment, training, and the dog. The City would be responsible for the ongoing operational cost of the program. Chief Watkins indicated his support of the program.

250 Couch reported on the status of the animal shelter. She indicated that the City was granted an extension to bring the facility into compliance. She also indicated that the staff had identified a cheaper way to cool the facility. She indicated that some additional heating may be needed.

255 Welborn requested an update on the water tower. Couch indicated that the construction process is continuing and that the pedestal is complete. She indicated that the council might begin reconsidering their options for the color of pedestal.

## 260 **Action/Discussion Items**

### 265 **Discuss and Consider Approval of Amendment of Contract with City of Heath Regarding Sale of Water and Take Any Necessary Action**

270 Couch indicated that the council has previously have approved the sale of 270,000 gallons of water per day to the City of Heath. She stated that with the addition of the new tower, the City has additional capacity to service the City of Heath. Couch indicated that the City of Heath has requested that the City of Rockwall increase the volume of sales by 137,580 gallons per day for tow additional developments within their City. She indicated the need for further analysis regarding future needs. Hatfield made a motion to approve the amendment of the contract with the City of Heath for the sale of water. Wilson seconded. After some discussion, the motion passed unanimously.

### 75 **Discuss and Consider Citizen Survey and Take Any Necessary Action**

Couch briefly outlined the changes that had been made in the draft and stated that the survey will be sent out as quickly as possible. After some discussion regarding specific questions and changes to be made, the Council approved the Citizen Survey.

**Hear Report on Status of Rockwall Housing Finance Corporation and the Financing of the Meadows Project and Take And Necessary Action**

Couch provided the Council with an update on the status of the process. She indicated that the Corporation is waiting on financing documents, HUD documents, and foreclosures to occur. She stated that she expects the process to be finalized towards the end of October.

**Discuss and Consider Approval of Contract for Middle School Lift Station Improvements**

Couch indicated that bids had been received, and the staff recommended award to low bidder. White made a motion to approve the contract with D.E. Boshart & Assoc. for the Middle School Lift Station for \$14,970.00. Luby seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Bid for White Rock Flex Base**

Couch indicated that the low bid was made by Norton Crushing for \$3.90 per ton for white rock flex base materials and for \$3.91 per ton by State Wide Trucking for hauling of the materials. Discussion was held regarding the procedures of the bid process. Hatfield made a motion to accept Norton Crushing's bid for \$3.90 per ton for white rock flex base, and State Wide Trucking for hauling of the materials at \$3.91 per ton. Morgan seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Contract for Hot Mix-Cold Laid Asphalt**

Couch indicated that the low bid was made by Gohmann Asphalt & Construction of Texas, Inc. for \$27.50 per ton for hot mix-cold laid asphalt. White made a motion to accept Gohmann Asphalt bid at \$27.50 per ton for hot mix-cold laid asphalt. Luby seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Contract for Hot Mix Asphalt**

Morgan made a motion to accept APAC Texas, Inc. bid for \$52,000 for hot mix asphalt. Hatfield seconded. The motion passed unanimously.

**Discuss and Consider Approval of Semi-Annual Contract for Cement Treated Base**

Hatfield requested explanation for only one bid. Mike Phemister indicated that this is the only known supplier. Welborn made a motion to accept Texas Industries, Inc. bid for \$20.00 per ton for 20 Ton haul delivered and \$21.20 per ton for 12 Ton haul delivered cement treated base. Wilson seconded. The motion passed unanimously.

**Discuss and Consider of Interlocal Government Agreement with County of Rockwall Regarding Downtown Parking Lot and Take Any Necessary Action**

325

Couch commented that additional language had been added by the County to the proposed contract which was designed to clarify the purpose for the county participation. Couch commented that the County had already executed the agreement and the Council's approval and Mayor's signature were needed to complete this transaction. Wilson made a motion to enter into an interlocal agreement with the County of Rockwall regarding construction of a downtown parking lot. Morgan seconded. In further discussion, Todd White questioned how this parking lot will benefit the City and the need to designate half of the parking spaces for county use. Crowley stated that the County had stipulated that these conditions are included to meet the authority of the County. Welborn, raised questions regarding the ownership of the parking spaces located around the courthouse. She indicated that she would like to see dialogue between the County and the City to set time limits for parking areas close to the courthouse. Following discussion, the motion passed unanimously.

330

335

**Discuss and Consider Review of Area Requirement in Single Family Residential Zoning Districts and Uses and Instruct Staff and Planning and Zoning Commission to Conduct Studies and Take Any Necessary Action**

340

Luby expressed concern regarding lot sizes in residential areas of the City and voiced concern over the varying sizes of lots allowed. It was recommended that a concurrent worksession be scheduled with the planning and zoning commission to further discuss and review these issues. The city attorney indicated that the city should review any proposed changes because land use laws are changing and are coming under more scrutiny. Couch indicated that a worksession would be warranted to review current area requirements within the city and to determine if the city wants to look at possible changes. Following a lengthy Council discussion, it was the consensus of Council to table any action on this item until the next regular scheduled meeting and at that time propose dates for a worksession.

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350

**Discuss and Consider Approval of Interlocal Agreement with the Central Appraisal District of Rockwall County Regarding Collection Services and Take An Necessary Action**

355

Couch outlined the agreement with the Central Appraisal District and stated that this is an annual agreement. Hatfield made a motion to authorize the City to enter into the agreement with the Central Appraisal District. Luby seconded. The motion passed unanimously.

360

**Hold Executive Session Under Section 551.071 and 551.074 of the Texas Government Code**

The Council convened into executive session at 9:32 p.m. to discuss personnel regarding appointments to City Boards and Commissions, and Committees and to discuss litigation regarding Caughron vs. City of Rockwall.

365



0 The Council reconvened into regular session at 9:50 p.m. Morgan made a motion to appoint the following to the Service Privatization Advisory Committee:

375 Greg Herring  
Carmen Pearce  
Frank Miller  
Norman Seligman

John Schatz  
David Elkins  
James (Red) Cecil

The motion was seconded by Luby and passed unanimously.

### 380 **Adjournment**

The meeting adjourned at 9:55 p.m.

385 APPROVED:

  
390 Mayor

ATTEST:

390   
City Secretary

# MINUTES OF THE ROCKWALL CITY COUNCIL OCTOBER 3, 1994

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## Call to Order

Mayor Alma Williams called the meeting to order at 7:05 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, George Hatfield, and Nell Welborn. Bob Wilson was late. The invocation was lead by George Hatfield. The pledge of allegiance was lead by the Boy Scout Dragon Patrol.

## Open Forum

Mayor Williams opened the floor for the forum. Bob Wilson arrived. Mr. Harvey Ladd, a citizen of Rockwall, came forward to address the Council. Mr. Ladd voiced his concerns about roadway and traffic signage in the Rockwall area. He stated that visitors to Rockwall are unable to denote the various roadways because they are not properly marked. He pointed out several areas of the City needing proper signage. He indicated that the signage for FM 740 and I-30 was particularly bad. Mr. Ladd also indicated that on I-30 no signage exists indicating that you have entered Rockwall and there are no exits indicating Rockwall. He pointed out that the signage at FM 740 should also be identified as Ridge Road. With no one else wishing to address the Council, Mayor Williams closed the public forum.

## Consent Agenda

- a) Approval of Minutes of September 19, 1994
- b) PZ-94-16-PP/Z Consider Approval of Ordinance Granting a Request for Homeplace for an Amendment to "PD-3" changing the Land Use from "MF" and "C" to "SF-10" and SF-7.8" and a Zoning Change from "A" to "PD-3" SF10/SF7.8 for Random Oaks at the Shores (1st reading)
- c) PZ-94-19 CUP Consider Approval of an Ordinance Granting a Request from James Helwig & Sons Inc. for a Conditional Use Permit to Allow for a Temporary Guard House for Property Located at 2670 S. Goliad (2nd reading)
- d) Consider Resolution Declaring the Week of October 17 through October 22, 1994 as "Behind the Badge" Week

Mayor Williams read the resolution declaring the week of October 17 through October 22, 1994 as "Behind the Badge" Week. Council Member Welborn requested that the ordinance granting a request from Homeplace be amended to specify no front entry garages. Couch requested that the ordinance be placed on the agenda as first reading to allow time for the developer to be

45 advised of the council's recommendation to specify no front entry garages. Welborn made a motion to approve the ordinance with an amendment providing that lots not having alley access will have no front entry garages. Motion was seconded by Pat Luby. With no further discussion, the Council passed the motion unanimously. Hatfield moved for approval of remaining consent agenda items. Welborn seconded the motion. Williams called for discussion, and White offered several corrections the minutes, which were accepted. Couch read the caption.

ORDINANCE NO. 94-34

55 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 STRUCTURE NOT MEETING THE EXTERIOR BUILDING MATERIALS IN A COMMERCIAL ZONING CLASSIFICATION ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL  
60 CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

65 The motion for approval of the remaining consent agenda items passed unanimously.

### **Appointments/Plats/Plan/Public Hearing**

70 **Appointment with Municipal Judge to Hear Semi-Annual Status Report on Municipal Court and Take Any Necessary Action**

75 William Kortemier submitted his report for 1994 fiscal year. He reported that his court has heard approximately 400 complaints. He reported that the municipal clerks which serve his court are very capable and have attended various training course to help them effectively perform their jobs. Welborn asked what percentage of fines collected represents what was sent to the state. Judge Kortemier stated that he believed approximately twenty percent. Hatfield requested information regarding the degree of non-compliance regarding citations. The judge commented that warrants have been issued in many cases and that the warrant officer has been  
80 successful in collecting on these citations. Council Member White requested information regarding the trends and corresponding activities in 1993 and 1994.

### **Action/Discussion Items**

85 **Hear Report on Status of Rockwall Housing Finance Corporation and the Financing of the Meadows Project and Take Any Necessary Action**

90 Couch indicated work on the project is moving forward. Couch reported that the FDIC has delayed foreclosure to November 8 which should delay closing until approximately the end of November. She indicated that the financing documents have been prepared by the City's

attorneys and have been reviewed by representatives of the banks handling the note on the project. Couch stated that the public hearing before the Housing Corporation Board, which is required by IRS, would occur towards the end of October. Couch indicated that the project basing of the certificates should be finalized within the next few weeks.

**Discuss and Consider Request for Proposal for Traffic Engineering Services and Take Any Necessary Action**

Couch discussed the need for obtaining traffic engineering services to deal with a number of ongoing issues that arise from time to time as development occurs. She stated that the City has need of a traffic engineering firm to evaluate development proposals and also to assist in the review of projects involving the State and/or the Council of Governments. Couch stated that a request for proposal has been prepared to solicit firms to fulfill this role for the City. Couch indicated that the proposal would be sent out to approximately six to eight firms in the Dallas area. She indicated that once the proposal have been submitted, the proposals will be evaluated at the staff level. Staff would provide the names of the two top firms forward to the Council for a final selection decision. Welborn made a motion authorize the City Manager to proceed with the request for proposal for traffic engineering services. Morgan seconded. The motion passed unanimously.

**Discuss and Consider Insurance Program for the City and Take Any Necessary Action**

Couch reported that as a part of the recent study of the worker's compensation insurance fund the consultants had also been asked to evaluate the status of that fund should the City consider incorporating some of the other insurance coverages into that fund for self-insurance purposes. Couch stated that at the conclusion of the study, the determination was that the fund could support additional insurance coverage. Couch indicated that the City had received some quotations from a self-insurance firm which would act as the City's third party administrator. The results of these quotations showed that premium cost for the re-insurance, retaining a \$25,000 deductible, would be the same as if the City carried first-dollar coverage. Couch indicated that the staff felt that it would be better to retain the better coverage and continue with the TML Insurance Pool. Couch also indicated that current liability levels for errors and omission insurance have been increased from \$1 million to \$ 3 million.

**Discuss and Consider Review of Options for SH205 and Take Any Necessary Action**

Williams indicated that earlier today, she and Couch meet with John Blaine and members of COG to discuss the various options for SH205. Couch indicated that TxDOT has been requested to model the two alternatives for SH205. She briefly discussed the routes of these two plans and various options. The State had requested the North Central Texas Council of Governments conduct the modeling to expedite the development of information. COG has completed their initial run of the modeling and has submitted the information to TxDOT. Couch indicated that this information was reviewed today. Representatives from the State had a number of questions for the representatives COG in regards to their data. Generally, in response to the two

alternatives, Couch states that at this point the State has no specific yes or no answer on either of the plans. She stated that the State expressed concerns regarding the inner loop model that was presented to them because it did not pull any significant numbers of traffic off of Goliad onto the inter loop. Included in the development of the model, was unrestricted access from SH66 to the inner loop to all of the intersecting streets. Couch stated that one of the conditions included in the development of that alternative by the City's consultants was to restrict access to a number of those streets in order to ensure that traffic would be directed to the inner loop. Couch indicated that the City has asked COG to run another model restricting right turns from SH66 to S. Lakeshore Drive and to restrict turns from Washington and SH66 onto S. Goliad. COG indicated that these numbers would be available within the next few days. Once complete, the numbers will be submitted to TxDOT for their review. In regard to the 5-4-5 concept, it was the expressed opinion of representatives of COG and TxDOT that there is some dispersal of traffic in the area of Boydston to Washington. TxDOT requested COG to perform a more detail review of what is occurring with the traffic in this area. TxDOT stated that depending upon these numbers an opportunity might exist to consider an alternative alignment along Goliad in the area of FM740 up to the downtown area with something less than six lanes if the numbers are justified. Couch stated that she indicated to TxDOT the City's desire to hear additional information on this by the next meeting if possible, and TxDOT indicated that they are going to make every effort to respond to the City by that date. Mr. Luby requested clarification of TxDOT position on the inner loop. Couch stated they indicated that the inner loop, as presented, does not appear to pull any significant traffic off of Goliad.

White requested additional information on the traffic restrictions on the new modeling. Couch indicated that these restrictions would include right hand turns off of SH66 onto S. Lakeshore, right hand turns off Washington to Goliad going south, and left hand turns from SH66 onto Goliad going south. Williams voiced that both she and Couch had indicated that the City is not necessarily in favor of restricting turns; however, evaluation of the model with those restrictions is relevant to the decision making process. Welborn requested clarification on the route and phasing of the inner loop. Welborn voiced her opposition to restricting turning access off of SH66. White, Hatfield and Wilson indicated their desire to wait on TxDOT's response before making a final decision regarding the inner loop concept. No action was taken on this item.

#### **Discuss and Consider Setting a Worksession to Discuss and Review Area Requirements in Single Family Residential Zoning Districts and Uses and Take Any Necessary Action**

Couch indicated that she had met with Planning and Zoning Commission regarding dates for a joint worksession. The Planning and Zoning had indicated that they would be available on October 25, November 1 or November 8. The Council indicated a preference to meet on October 25. Additionally, the Council indicated that they would like the second reading of the ordinance calling the bond election be held on the same day. Hatfield requested information on tree ordinances and clear cutting and asked that it be included in their meeting with the planning and zoning commission.

#### **Discuss and Consider Upcoming Worksession Dates and Take Any Necessary Action**

165 Couch indicated that dates for the planning retreat need to be confirmed. She stated that she had spoken with the facilitators, and they had indicated that prior to the first of the year the only dates they had available were December 6 and 7 or December 9 and 10. However, one of the facilitators will be unable to attend both days if they choose to meet on December 9 and 10. Council members indicated that December 6 and 7 were preferred. Couch reminded Council of the economic development summit meeting on October 6, 1994. Also, Couch indicated that 190 a focus group meeting for council to discuss economic development would be scheduled in the next couple of weeks. The Council indicated their preference for this focus group to meet on October 12 from 8-10 p.m.

195 **Hold Executive Session Under Section 551.071 and 551.074 of the Texas Government Code**

The Council convened into executive session at 8:10 p.m. to discuss personnel regarding appointments to City Boards and Commissions, and Committees and to discuss litigation regarding employee termination 200

The Council reconvened into regular session at 9:45 p.m. Hatfield made a motion to appoint the following to the Board of Adjustments.

205 Martha Sue Keegan  
Richard Lock

Full Member  
Alternate Member

The motion was seconded by Morgan and passed unanimously.


210 **Adjournment**

The meeting adjourned at 9:50 p.m.

APPROVED:

215   
Mayor

220 ATTEST:

  
City Secretary

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** October 17, 1994

**Agenda No. IV.B.**

**Agenda Item:** **PZ 94-16-PP/Z** Consider Approval of Ordinance Granting a Request for Homeplace for an Amendment to "PD-3" changing the Land Use from "MF" and "C" to "SF-10" and "SF-7.8" and a Zoning Change from "A" to "PD-3" SF-10/SF-7.8 for Random Oaks at the Shores (2nd reading)

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Copy of ordinance

**Agenda Item:** Ord: Homeplace

**Item No. IV.B.**

ORDINANCE NO. 94-35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCES NO. 80-33 AND 89-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, MULTIFAMILY AND GENERAL RETAIL TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-3, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-3 and zoning change from agricultural, multifamily and general retail to single family detached residential land use designation was submitted by Homeplace Properties on a tract of land more fully described herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinances 80-33 and 89-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinances No. 80-33 and 89-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-18" Planned Development District No. 3, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 3 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 3 to the above described tract of land is subject to the following special conditions:



A. All development of property covered by Planned Development District No. 3, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Development Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-10 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Lot Size - 7,800 sq. ft. as shown on concept plan  
10,000 sq. ft. as shown on concept plan
2. Minimum dwelling Size - 1,800 sq. ft.
3. Minimum Lot Depth - 100 ft.
4. Minimum Lot Width - 60 feet, as measured at the front building line
5. Minimum Front Yard - 25 ft.
6. Minimum Rear Yard - 10 ft.
7. Minimum Side Yard -  
Internal Lot - 6 ft.  
Adjacent to Street - 15 ft.
8. Maximum Building Height - 32 ft.
9. Maximum Building Coverage - 35%
10. No front entry garages will be permitted

C. All development of this tract shall be in accordance with and regulated by the approved development plan, attached hereto and made a part hereof.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by

a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

APPROVED:

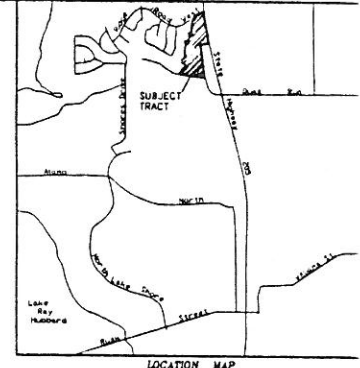
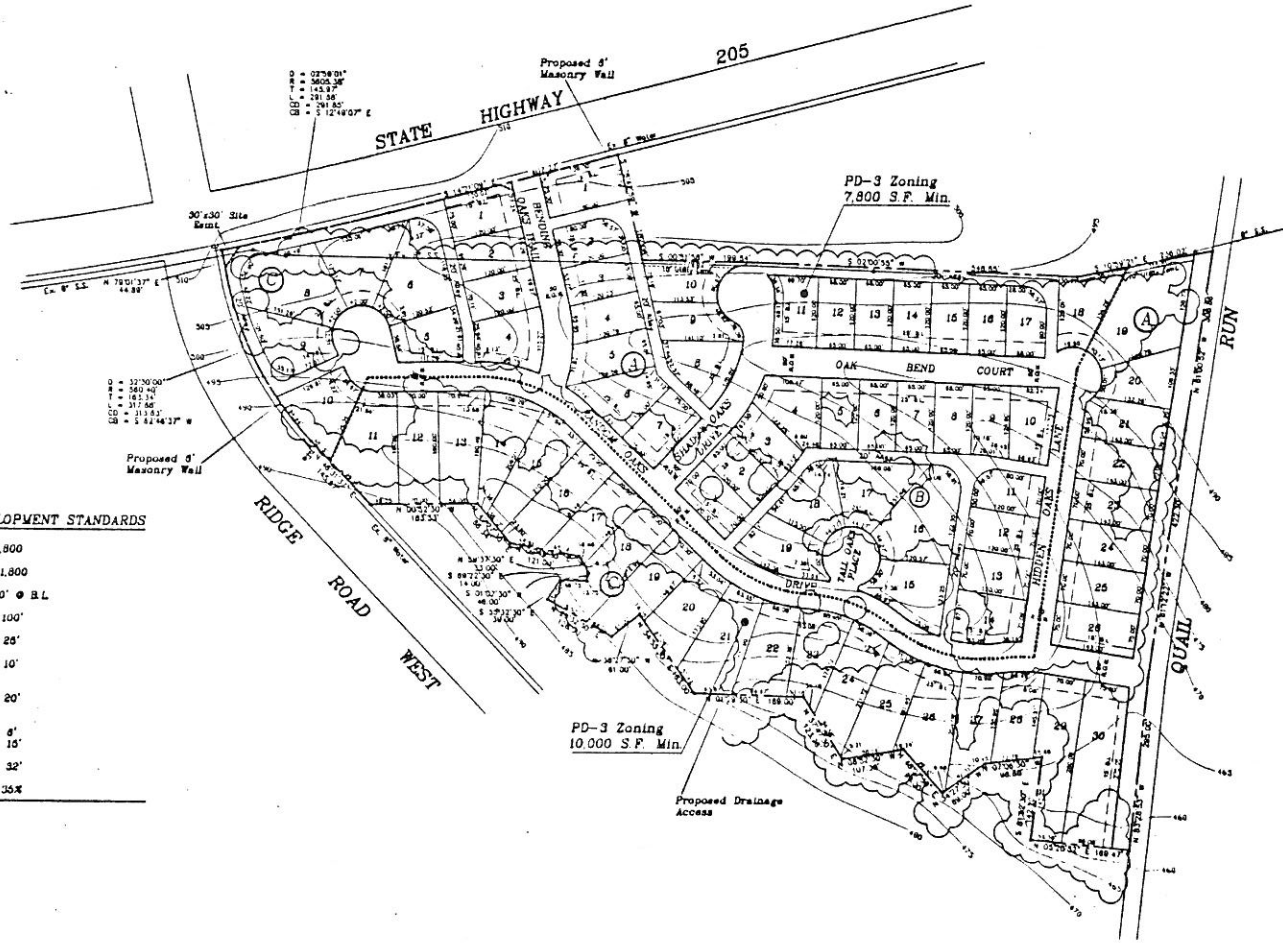
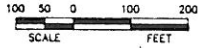
\_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_

1st reading \_\_\_\_\_

2nd reading \_\_\_\_\_



RANDOM OAKS AT THE SHORES  
PRELIMINARY LOT SQUARE FOOTAGE

BLOCK A		BLOCK B		BLOCK C	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ.
1	10,442	1	8,400	1	8,134
2	7,816	2	7,800	2	6,211
3	7,800	3	7,800	3	6,211
4	8,071	4	11,029	4	10,277
5	8,441	5	7,800	5	8,302
6	10,560	6	7,800	6	10,973
7	8,000	7	7,800	7	12,477
8	10,200	8	7,800	8	17,758
9	8,545	9	7,804	9	10,843
10	8,101	10	8,411	10	11,784
11	8,198	11	8,038	11	16,514
12	7,800	12	8,400	12	15,200
13	7,800	13	8,400	13	13,772
14	7,800	14	8,911	14	12,732
15	7,800	15	12,204	15	13,902
16	7,800	16	12,281	16	14,144
17	7,818	17	12,277	17	11,168
18	12,437	18	10,805	18	13,730
19	22,081	19	11,022	19	13,345
20	10,010			20	12,309
21	10,010			21	15,540
22	10,010			22	12,701
23	10,010			23	11,848
24	10,010			24	13,438
25	10,010			25	14,113
26	10,725			26	14,892
				27	12,295
				28	10,873
				29	17,512
				30	22,338

**LAND USE DATA**  
**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	4'
MIN. SIDE YARD (adjacent to Street)	10'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	35%

OWNER  
**HOMELIFE PROPERTIES**  
8330 L.B.J. Frey - Suite 1190 - Dallas, Texas 75243

ENGINEER  
**TIPTON ENGINEERING, INC.**  
8330 Guel Line Rd - Suite C - Garland, Texas 75043

PRELIMINARY PLAT  
OF  
**RANDOM OAKS AT THE SHORES**  
OUT OF THE  
**SAMUELL KING SURVEY, ABSTRACT NO. 131**  
IN THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
SCALE 1"=100' ~ DATE 9-2-94 ~ 20.474 ACRES ~ 75 LOTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

THENCE: With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet;

HENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;

a 1/2" iron rod found at the end of said curve;

THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears north 78 degrees 40' 24" East a distance of 5605.38 feet;

THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road;

THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner, South 02 degrees 00' 55" West a distance of 548.85 feet to a 1/2" iron rod set for a corner, and South 10 degrees 59' 21" East a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;

THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 00' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner, North 81 degrees 12' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner, and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of beginning and containing 25.474 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.



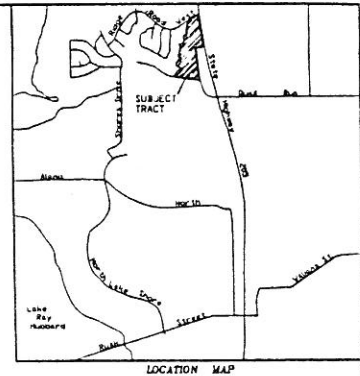
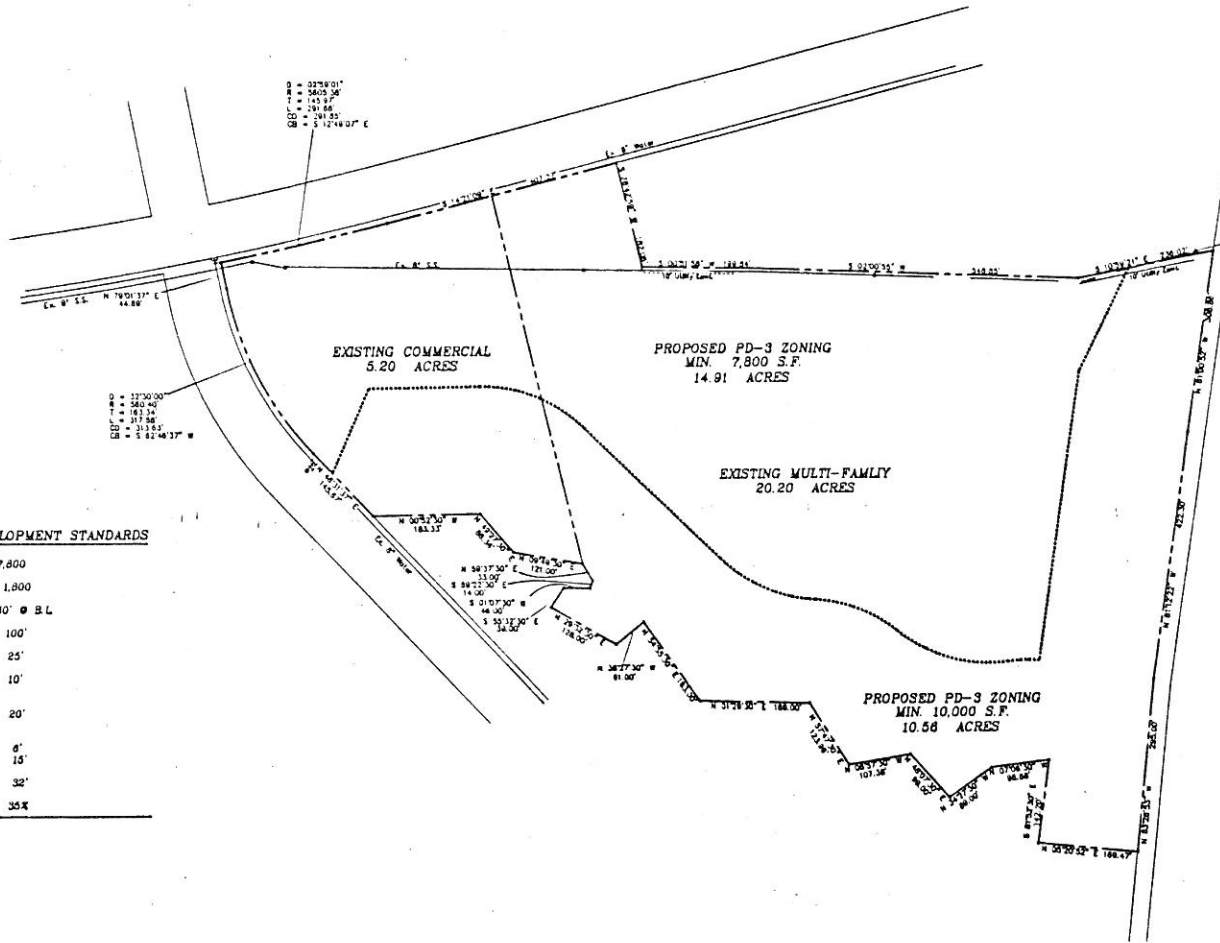
Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146





100 50 0 100 200  
SCALE FEET

0 = 3259.01'  
1 = 5400.36'  
2 = 143.57'  
3 = 281.66'  
4 = 381.35'  
5 = 1214.07' E



STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being a part of that 44.314 acre tract of land described as Parcel E, Tract E, Second Mortuary Claim to Shares 200 Joint Venture, recorded in Volume 236, Page 52, Deed Records, Rockwall County, Texas, and 98 of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEING an 1/2" from road set in on existing road (Gull Run Road) on the South side of said 44.314 acre tract, at the intersection of said road with a corner branch, said Parcel E, Tract E, 5 43' 15" 32" W a distance of 208.08 feet and S 43' 18" 31" E a distance of 102.36 feet along said road from the South corner of the "Share Phase Two, on a corner to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas.

THENCE, with the meanders of said branch of 16 points for a corner, as follows:  
 N 20' 20' 32" E a distance of 183.13 feet;  
 S 81' 32' 30" E a distance of 142.20 feet;  
 N 07' 08' 30" W a distance of 94.58 feet;  
 N 34' 17' 30" W a distance of 89.0 feet;  
 N 48' 07' 30" E a distance of 99.00 feet;  
 N 08' 57' 30" W a distance of 107.38 feet;  
 N 37' 47' 30" E a distance of 123.88 feet;  
 N 31' 28' 30" E a distance of 108.00 feet;  
 N 54' 53' 30" E a distance of 143.00 feet;  
 N 26' 17' 30" W a distance of 81.00 feet;  
 N 70' 12' 30" E a distance of 128.00 feet;  
 S 35' 12' 30" E a distance of 58.00 feet;  
 S 01' 07' 30" W a distance of 48.00 feet;  
 S 88' 12' 30" E a distance of 14.00 feet;  
 N 08' 37' 30" E a distance of 32.00 feet;  
 N 08' 46' 30" E a distance of 121.00 feet;  
 N 48' 27' 30" E a distance of 98.34 feet;

THENCE, N 30' 32' 30" W a distance of 143.33 feet to a 1/2" from road found for a corner on the South line of Ridge Road West;

THENCE, N 46' 41' 37" E a distance of 143.67 feet with said South line to a 1/2" from road found at the beginning of a curve to the right having a central angle of 32' 30' 00" a radius that bears S 43' 18' 31" E a distance of 163.40 feet;

THENCE, along said curve and continuing with said South line an arc distance of 217.86 feet to a 1/2" from road found at the end of said curve;

THENCE, N 78' 01' 37" E, passing at 32.76 feet a 1/2" from road found at the Southwest corner of said Ridge Road West and continuing a total distance of 4.88 feet to a 1/2" from road for a corner on the West line of State Highway 280, said point being on a curve to the left having a central angle of 02' 56' 01", and a radius that bears N 78' 40' 24" E a distance of 3405.38 feet;

THENCE, along said curve and with said West line an arc distance of 291.86 feet to a brown granite right-of-way monument found at the end of said curve;

THENCE, S 14' 21' 08" E a distance of 407.37 feet continuing with said West line to a 1/2" from road found for a corner at a chain line house corner post;

THENCE, S 76' 42' 38" W a distance of 182.08 feet to a 1/2" from road set for a corner on the East line of said 44.314 acre tract and on an abandoned road;

THENCE, along the East line of said 44.314 acre tract and with said abandoned road as follows:  
 S 00' 51' 58" W a distance of 89.14 feet to a 1/2" from road set for a corner;  
 S 02' 02' 50" W a distance of 348.86 feet to a 1/2" from road set for a corner;  
 S 10' 58' 21" E a distance of 138.02 feet to a 1/2" from road found at the Southwest corner of said 44.314 acre tract and in the previously mentioned existing Gull Run Road;

THENCE, with the South line of said 44.314 acre tract and with said road as follows:  
 N 81' 08' 51" W a distance of 308.88 feet to a 1/2" from road found for a corner;  
 N 10' 12' 22" W a distance of 122.30 feet to a 1/2" from road found for a corner;  
 N 83' 28' 52" W a distance of 295.00 feet to the POINT OF BEGINNING and containing 25.74 acres of land.

**LAND USE DATA**

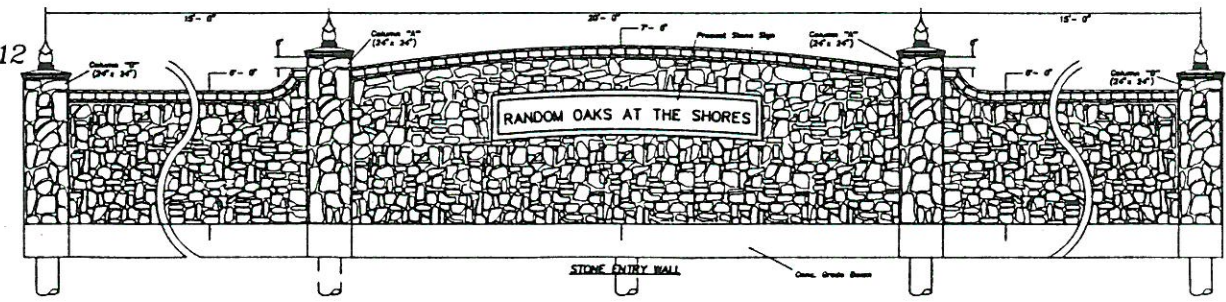
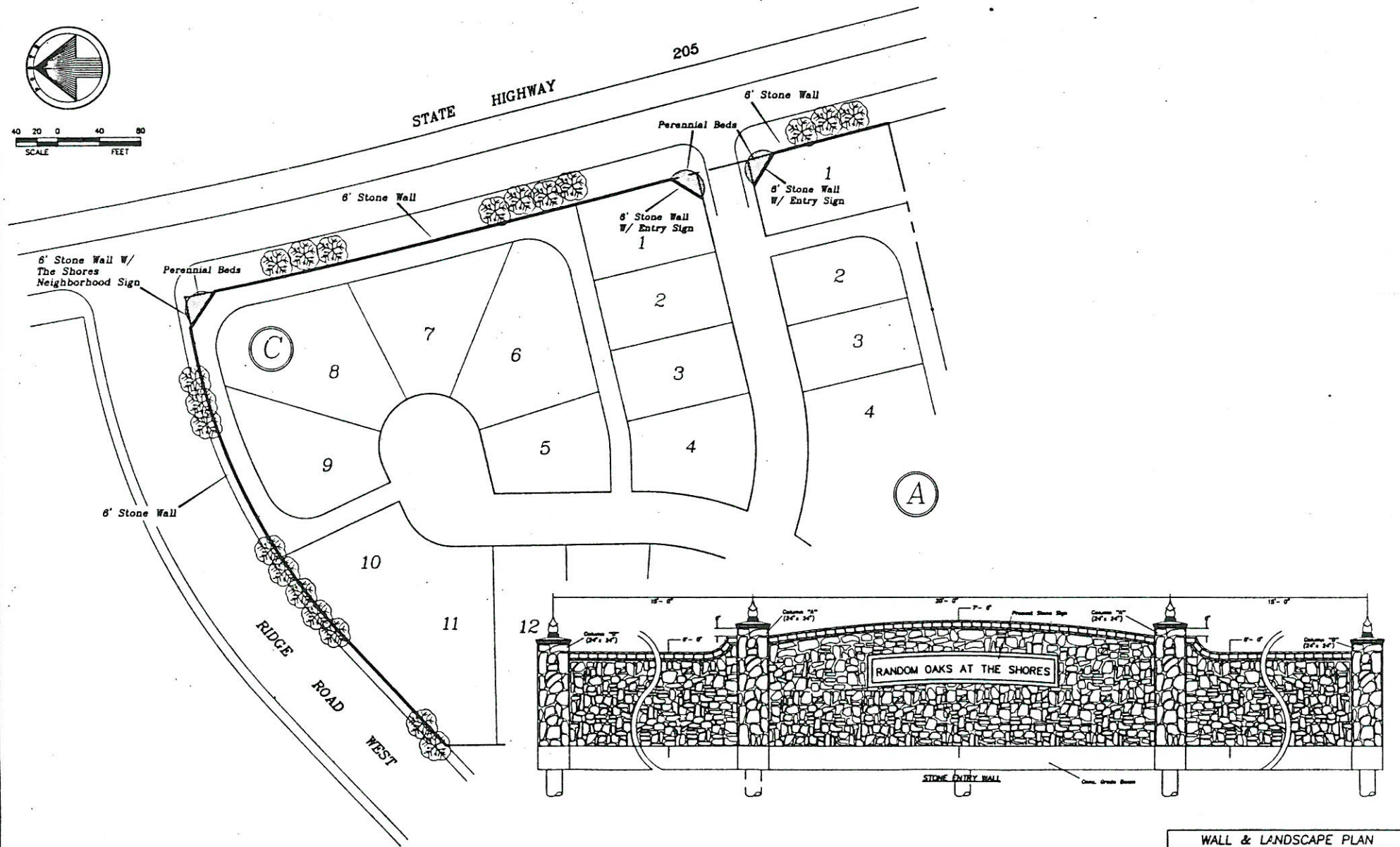
**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN LOT S.F.	7,800
MIN HOUSE SIZE	1,800
MIN LOT WIDTH	60' @ B.L.
MIN LOT DEPTH	100'
MIN FRONT YARD	25'
MIN REAR YARD (for Main Structure)	10'
MIN REAR YARD (for Garage)	20'
MIN SIDE YARD (adjacent to Street)	5'
MAX BUILDING HEIGHT	32'
MAX BUILDING COVERAGE	35%

ZONING TRACT MAP  
OF  
RANDOM OAKS AT THE SHORES  
OUT OF THE  
SAMUELL KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE 1"=100' ~ DATE: 9-2-94 ~ 25.474 ACRES

~ OWNER ~  
**HOMEPLACE PROPERTIES**  
8130 L.B. & Frey - Suite 1150 - Dallas, Texas 75243

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
8130 Belt Line Rd. - Suite C - Carroll, Texas 75043



<b>WALL &amp; LANDSCAPE PLAN</b>						
<b>RANDOM OAKS AT THE SHORES</b>						
ROCKWALL, TEXAS						
<b>TIPTON ENGINEERING, INC.</b>						
8330 Belt Line Rd. - Suite C - Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NEL
Lo. Inc.	Lo. Inc.	8/24	1"=40'		PA022M1	

# MINUTES OF THE ROCKWALL CITY COUNCIL OCTOBER 17, 1994

5

## Call to Order

Mayor Alma Williams called the meeting to order at 7:03 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, and Nell Welborn. George Hatfield was absent. Invocation and Pledge of Allegiance was lead by Nell Welborn.

## Consent Agenda

15

a) Approval of Minutes of October 3, 1994

20

b) **PZ-94-16-PP/Z** Consider Approval of Ordinance Granting a Request for Homeplace for an Amendment to "PD-3" changing the Land Use from "MF" and "C" to "SF-10" and SF-7.8" and a Zoning Change from "A" to "PD-3" SF10/SF7.8 for Random Oaks at the Shore (2nd reading)

### ORDINANCE NO. 94-35

25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCES NO. 80-33 AND 89-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, MULTIFAMILY AND GENERAL RETAIL TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-3, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS, PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

30

35

White motioned for approval of the consent agenda with corrections to the minutes. Pat Luby seconded. Caption was read by Julie Couch. The motion passed unanimously.

40

## Appointments/Plats/Plan/Public Hearing

### Appointment with Planning and Zoning Commission Chairman

45



Pat Friend, Chairman of the Planning and Zoning Commission came forward and stated that he was available for questions as needed.

**PZ 94-22-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Oona Gaston for an Amendment to the Conditional Use Permit to allow Outside Display, Sales and Service of Recreational Vehicles on a 5 acre tract of land located at 1530 I-30 and Take Any Necessary Action (1st reading)**

Couch reviewed the request by Oona Gaston and outlined the history of the zoning on the property. Couch stated that Ms. Gaston now has another potential user of the property who would like to place a recreational vehicle sales, service and storage facility on the property. The Planning and Zoning Commission has recommended approval of the request with a several conditions. Included in the previously approved CUP was a temporary waiver to the parking lot standards to continue the gravel parking, which is exists on the site today, for a period of three years. The Commission recommended that the change be approved with the stipulation that the two remaining years on that waiver be continued and that the two existing uses that were granted previously, which included a mobile home sales facility and an auction facility, be deleted from the conditional use permit.

Williams opened the public hearing. Oona Gaston, 703 Robin Road, applicant came forward and presented tenants, Russell and Pat Frederick and Will, Ray and Greg Boots. She requested the Council to consider reinstating the two existing uses to allow more flexibility for the use of the property. Also, she requested to continue the three year extension since the use of the property has not yet been activated. Williams closed the public hearing.

Pat Friend commented on the Planning and Zoning Commissions recommendations. White requested clarification on the existing uses and whether or not it was the Planning and Zoning's recommendations to replace the conditional uses rather than to add additional uses. Mr. Friend commented that the Commission was concerned about continuing to roll over the three year extension. Ms. Gaston stated that she would like to continue the previous uses in addition to the new use. White requested information of Ms. Gaston's tenants regarding their intentions for the use of the property. White moved for approval of the request for the CUP with the following conditions: 1) that the uses outlined in the current conditional use ordinance are to be replaced with a new use which will be the outdoors display, sales, and storage of Recreational Vehicles, 2) that the conditional use permit including the waiver to the lot standards is to be limited to 3 years with the stipulation that the applicant may petition the Planning and Zoning Commission at the conclusion of the time period for an extension and 3) that the stored recreational vehicles are to be located at the rear of the property and placed behind a line parallel to the rear building wall. Seconded by Bob Wilson. Williams called for further discussion. Couch read caption. The motion passed unanimously.

**PZ 94-21-PP/Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Neal Jones for an Amendment from PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary at Chandlers Landing and Take Any Necessary**

90 **Action (1st reading)**

Luby excused himself from the council chamber due to a potential conflict of interest on the next item of action. Couch reviewed the request from Mr. Jones was for a lot located in Phase XVII of Chandlers Landing. Currently, the lot is designated for single family use for zero lot line.  
95 Couch stated that the property owner submitted an application to replat it into three townhouse lots. The lots themselves would be located towards the end of the lot along the lake front with the balance of the lot to be dedicated as greenbelt to Chandlers. The property owner proposes to construct a twenty foot fire lane which would provide access from the existing street to those lots. She stated that three property owners within 200 feet of the property had expressed  
100 opposition. Couch also indicated that a total of 54 property owners within the PD had registered their opposition, and twenty-six property owners registered in favor of the application.

Williams opened the public hearing. Applicant, Neal Jones, 5574 Canada Court, owner and developer came forward. Mr. Jones outlined his request and commented on a error in the public  
105 notice which referred to the property as the "Sanitary" instead of the "Sanctuary". Mr. Jones also commented on the graphical depiction of the area included with the notice and stated that the area circled appeared to be a much larger area than what was really involved. He stated that he believed people might have gathered that the development was going to be a large development of townhomes instead of just three. Ann and Hays Hettinger, 5576 Canada Court,  
110 came forward and stated their support. Bob Wilson requested that the notices be mailed again to the residents of the planned development to allow for the correction of the public documents. Pat Friend commented that only one person was present at the Planning and Zoning Commission meeting. Also, Mr. Friend commented that the Chandlers Landing homeowner's association had responded with their approval. There was considerable discussion among Councilmembers  
115 regarding the responses received and the level of understanding of the notice by the respondents. Williams closed the public hearing. Welborn requested clarifications regarding the greenbelt and tree line area separating the development from Signal Ridge. Pat Friend provided clarification. Morgan moved that the request be denied. White seconded the motion. Welborn requested information regarding the other homes on Canada Drive and whether or not they are all single  
120 family. Welborn stated that the area is not predominately single family. Williams commented that if there is some question the City can re-issue a very clear statement explaining what the request is and ask the areas residents to respond again. After concerns were raised regarding the understanding of the project by area residents and the responses received, Morgan withdrew his motion. Welborn made a motion that the request from Neal Jones be tabled and requested staff to send corrected notices with specific information and to schedule a public hearing for the  
125 second council meeting in November. White seconded the motion. The motion passed unanimously.

**PZ 94-24-PP/Z Hold Public Hearing and Consider Approval of a Request from Brinker International for a Conditional Use Permit and Approval of Site Plan and Preliminary Plat for a 1.433 acre located at east I-30 service road and east of FM-740 and Take Any Necessary Action (1st reading)**  
130

135 Mr. Luby returned to the meeting. Couch commented that a preliminary plat and site plan had  
140 been submitted and these items had been reviewed by the Planning and Zoning Commission.  
Also, Couch stated that a public hearing is required to approve a conditional use permit for a  
structure that does not meet the structural requirements as forth in the zoning ordinance and also  
a conditional use permit for the operation of a private club. She stated that the Planning and  
Zoning Commission had recommended approval of the requests. Clarification was requested on  
145 signage and sprinkler requirements. Couch commented that they are not required to sprinkle the  
building under the building code. Couch stated that Brinker International does not propose to  
sprinkle the structure but does plan to construct an area separation wall to divide the structure.  
Williams opened the public hearing. Greg Clemco, representative of Brinker International, 6820  
150 LBJ Freeway came forward. Mr. Clemco indicated that he was available to answer any  
questions. Williams requested information regarding Brinker International's timeframe. Mr.  
Clemco stated that construction is planned to begin in January 1995 and that the facility should  
be completed by the summer. Welborn requested information regarding the type of lighting to  
be used for the parking lot. Mr. Clemco indicated that it would be a light standard that provides  
downlit lighting and would be shielded from the other properties as indicated on the siting and  
location plan. Williams closed the public hearing. Morgan moved that the request of the  
applicant be approved with the conditions as set forth by the Planning and Zoning Commission  
recommendations. Pat Luby seconded the motion. Couch read caption. The motion passed  
unanimously.

155 **PZ 94-25-RP Hold Public Hearing and Consider Approval of a Request from Robert Stark  
for a Replat of 6 lots located at Tyler and Denison Street and Take Any Necessary Action  
(1st reading)**

160 Couch commented that Mr. Stark was requesting a replat from six lots into four lots. Couch  
indicated that these lots were located in the older section of town and that the lots met all of the  
City's requirements. The Planning and Zoning Commission recommended that the applicant  
provide a 20 foot building setback along Star and Tyler street and that the applicant show the  
boundary of the existing 1.18 acre replat adjacent to the proposed .901 acre tract of land.  
Williams opened the public hearing. George Brockman and Patsy Brockman of 309 Star,  
165 owners of the land adjacent to the property, came forward. The Brockmans requested  
information pertaining to the size of the lots and the size of the dwellings. The applicant,  
Robert Stark, 205 Darkbrook came forward. Mr. Stark indicated that the size of the houses  
would be comparable to new housing and new type brick construction measuring between 1,300  
and 1,400 square feet. Mr. Stark stated housing of this size was more than equivalent for the  
170 neighborhood with the exception of the house located on the corner. Stark commented that the  
property had been surveyed and is correct. Welborn requested clarification regarding the size  
of the lots. Couch commented that the lots are zoned SF-7 and that the minimum required house  
size is 1,100 square feet. Luby requested information regarding the lot sizes of the surrounding  
area. Couch indicated that these lots are larger than what was originally platted. Williams  
175 closed the public hearing. White moved that the request be approved subject to the conditions  
recommended by the Planning and Zoning Commission. Morgan seconded. The motion passed  
unanimously.

**PZ 94-23-FP/SP Discuss and Consider a Request from American National Bank for a Site Plan/Final Plat being Lot 1, Block 1 of the Steger Retail Addition located on the northeast corner of FM-3097 and FM-740 and Take Any Necessary Action**

Couch commented that the property is located at the intersection FM-3097 and FM-740. Couch stated that the site plan was reviewed by Architectural Review Commission as well as the Planning and Zoning Commission. Couch stated that the entire area was preliminary platted a number of years ago when Food Lion was constructed and the final plat complies with the preliminary plat as it was originally approved. The Planning and Zoning Commission has recommended approval of the final plat and the site plan. Welborn requested clarification regarding the recommendations of the Planning and Zoning Commission. Chris Cronin, 2255 Ridge Road, representative of American National Bank came forward to answer questions. Welborn requested additional information regarding the reduction in the setback from 20 feet to 10 feet. Couch stated that the setback was included in the site plan and that the wall must be a fire wall. Pat Friend commented on a additional recommendation, which was to construct a sidewalk to accommodate through traffic from the residential neighborhood over to the movie theater and the shopping center. Welborn made a motion that the Council approval the site plan and final plat subject to the following conditions that 1) the misspellings in the legal description are corrected, 2) the applicant is to screen the transformer, air conditioning units, and the trash dumpster, 3) the trash dumpster is to be relocated to the rear of the property, 4) the applicant is to submit a landscaping plan for review and approval, 5) the approval of the plat is contingent upon final engineering review and approval, 6) construction of sidewalks be completed along FM-3097 and FM-740, and 7) the side setback on the north side be reduced to ten feet. Seconded by Bob Wilson. The motion passed unanimously.

**PZ 94-27-PP Discuss and Consider Request from Rob Whittle for a Preliminary Plat for Fox Chase Phase IV located in the Fox Chase Addition and Take Any Necessary Action**

Couch stated that the development was a continuation of Fox Chase and that two additional phase had been approved over the course of the last several months. She indicated that the proposed phase is consistent with the original approved concept plan by the developer. The Planning and Zoning Commission recommended that a phasing plan for the entirety of the Fox Chase development be submitted in conjunction with the final plat, the applicant's engineer revise the utility layout indicating the segment of the existing sanitary sewer main to be abandoned, and the applicant is to provide one acre for a temporary park recreation area to be used by the City until the permanent park site is dedicated to the City. Additionally it was recommended that a left turn lane be constructed on FM-740 into the Fox Chase development in conjunction with this application. The applicant was not present. Welborn moved that action be tabled to the next meeting. White seconded. Action was tabled by unanimous vote.

**City Manager's Report**

225 Couch provided the Council with an update on the citizens survey and stated that over 500 responses have been received and entered into the computer. Couch indicated that the resulting report on the survey should be available at the second meeting in November. Couch reported that a number of applications had been received by citizens expressing their desire to serve on the committee responsible for the next phase of the project, which includes the goals and strategies portion of the development plan.

230 Couch briefed the Council on the status of the grant application for the trail program. She commented that information had been received from the council of governments which indicated that the project had not been ranked very highly. Since that time, the City has heard that the highway commission made not view it that way. Couch commented that the City still has hopes that the project will prove to be successful. Couch mentioned that several monthly reports were included in the packet as well as a memorandum from Rick Crowley outlining the orientation and goal setting process that the Parks and Recreation Board was currently going through.

235 Couch commented on the economic development process and stated that the information received through the focus groups had been very good. She indicated that the facilitators had been pleased with the response they had received. Couch stated that the next phase would be to compile the information and forward it to the Economic Development Planning Commission for their review and action. The results of the process will include the completion of a vision statement, assembled as a result of the dialogue that has been received through the focus groups and the summit meeting itself. After completion of a vision statement by the Economic Development Planning Commission, the statement will be brought to the Council for consideration.

240  
245 Couch commented on the status of the Lake Ray Hubbard take line study and the joint efforts of the cities adjacent to the lake. Couch stated that the first meeting would be Thursday evening, October 20, 1994.

## 250 **Action/Discussion Items**

### **Hear Report on Status of Rockwall Housing Finance Corporation and the Financing of the Meadows Project and Take Any Necessary Action**

255 Couch commented that the FDIC would be conducting foreclosure on November 8. She stated that notice had been received that the FDIC would like to have final closure by November 15. Couch indicated that the financing documents and the regulatory agreement had all been dispersed to all relevant parties for review. She indicated that responses from the banks as well as the corporation that will own the property had been submitted to the City's representatives and they were in the process of finalizing those documents. Couch indicated that the public hearing has been scheduled for November 1, and at that time it is anticipated that they will act on issuance of the notes. She stated that once the corporation has taken action, the item would be placed on the Council agenda on November 7. Margo Nielson, 1655 Shores Blvd, came forward with a report. She indicated that HUD had approved the administrative plan for the

260

265 Section 8 certificates which the public housing authority submitted three months ago, and that  
the regulatory agreement had been approved by HUD's lawyer. Nielson stated that work was  
completed on the budget and the fair housing plan. She stated that approval from HUD for  
rehab cost is pending and that the rental rates should be completed by the end of the week.  
270 Nielson indicated that part of the delay occurred because FDIC did not meet their foreclosure  
date in October. Nielson indicated that the banks have met with the City's bond counsel, and  
she stated she expected to close by November 15.

**Discuss and Consider a Resolution Providing for the Use of an Interlocal Purchasing  
Agreement to Purchase Police Pursuit Vehicles and Take Any Necessary Action**

275 Couch indicated that for the past several years an interlocal agreement has been used to purchase  
police vehicles to improve the costs of those vehicles and she recommended approval of the  
resolution. White moved for approval a resolution providing for the use of an interlocal  
purchasing agreement to purchase police vehicles. Luby seconded. Passed unanimously.

280 **Discuss and Consider Review of Options for SH 205 and Take Any Necessary Action**

Couch updated the Council. She stated that at the Council's last meeting it had been indicated  
that the State had requested some additional information in regards to the 5-4-5 alternative; they  
285 had asked for some more analysis to be done for a section of the downtown area. Couch stated  
that the City had provided for some additional turning movement data to the council of  
governments. She indicated that the council of governments had run the models with the  
information. Additionally, COG was requested to run another model of the inner loop concept  
with some turning movement restrictions and that COG has run that alternative as well. Couch  
290 commented that all of the information for the modeling had been submitted to TxDOT, and they  
were now in the process of reviewing it. Couch indicated that she would be meeting with Mr.  
Blain on Friday, October 22. She stated that at that time, TxDOT would have had an  
opportunity to review the information and would be able to give the City their findings on these  
preliminary alternatives. Couch stated that in regards to the inner loop concept that the numbers  
295 did not increase the usage of the inner loop alternative. Couch stated that it removed some  
traffic from Goliad itself until you reached to Boydston but it increased the side street traffic.  
There was discussion among the Council regarding holding a public hearing on the alternatives  
being considered for SH-205. Couch commented that the state would be reviewing this  
alternative in conjunction with the previous alternative which did not have any turning movement  
300 restrictions. White moved that the Council call a public hearing on Monday, October 24, 1994  
at 8:00 p.m. regarding SH 205 issues. Morgan seconded the motion. The motion passed  
unanimously.

305 **Discuss and Consider an Ordinance Calling a Bond Election to be Held within the City,  
Making Provisions for the Conduct of the Election and Other Provisions Relating thereto  
and Take Any Necessary Action**

Couch commented on the ordinance calling a bond election for December 3, 1994. She stated

310 that the ordinance was very similar to the previous ordinance which was prepared for this item with the exception that amounts for Proposition 1, FM-740, had been amended. The original amount for Proposition 1 was \$4,100,000. Based on the fact that the State has provided an additional \$1,000,000 for construction of FM 740, Couch stated that the amount of Proposition 1 was decreased to \$3,100,000. Couch indicated that there was one addition to the ordinance.

315 She indicated that Martha Sue Keegan was appointed as the alternate election judge and that her name would need to be included in the ordinance. Welborn moved approval of the ordinance calling the bond election. Morgan seconded. Couch read caption. The motion passed unanimously.

320 **Discuss and Consider Addendum to Paving Assessment Transfer of Lien Releasing Collin Equities from Liability and Take Any Necessary Action**

325 Couch indicated that several months ago the Council had approved a transfer of assessment lien on Yellow Jacket Lane from Collin Equities to Pulte Homes, Inc. She stated that after additional consideration, Collin Equities had requested an addendum to the transfer that clarifies the fact that with the transfer of the lien Collin Equities is no longer responsible for the lien. White moved approval the Addendum to the Lien with Collin Equities. Welborn seconded. Motion passed unanimously.

330 **Discuss and Consider Fees for Turtle Cove Recreation Center and Take Any Necessary Action**

335 Rick Crowley commented on the request and stated that Mike Neighbors, a representative of Young Life, had requested that the fees for Turtle Cove be waived. Crowley stated that the Park Board met on one occasion with Mr. Neighbors and other representatives of Young Life. The Park Board requested some additional information, and then met a second time regarding the request. Crowley indicated that at the conclusion of Park Board's meeting, they recommended that the rate for non-profit rentals of Turtle Cove be lowered from \$15 per hour to \$10 per hour. White requested clarification regarding how a non-profit organization is defined by the City. Crowley commented that in the past if a group identifies itself as non-profit, the City has accepted their word unless there is an apparent reason not to accept it. Crowley indicated that in these cases the City requests a certificate of incorporation. White moved approval of the recommendation of the Park and Recreation Board to lower the hourly charge for non-profit groups from \$15 per hour to \$10 per hour for the use of Turtle Cove Recreation Center. Morgan seconded. The motion passed unanimously.

345 **Discuss and Consider Options for Painting the Water Tower and Take Any Necessary Action**

350 Couch commented that the Council needed to decide whether or not to paint the pedestal of the water tower and determine the color of the undercoat of the tank. Frank Razor with Chaing Patel and Chris Lamong with Landmark Structures were present to answer questions. Mr. Razor requested the Council to make a decision regarding the options for the pedestal of the tower.

5 After discussion, the Council indicated their preference would be to sandblast the column and  
paint the tank bowl an aerial white. Additionally, the Council discussed options for lighting  
the tower during the holiday season. The Council discussed lighting the top of the tower with  
lights that would give the appearance of a Christmas tree. Welborn made a motion that the City  
not apply a paint coating to the base of the tower but rather have it sandblasted and that the color  
aerial white be chosen for the bowl of the water tower and that the \$1000 lighting allotment be  
used for a telescoping pole and green strands of lights to be anchored in a Christmas tree shape.  
360 White seconded. The motion passed unanimously.

**Hold Executive Session Under Section 551.071 and 551.074 of the Texas Government Code**

365 The Council convened into executive session at 9:15 p.m. to discuss litigation regarding  
employee termination.

The Council reconvened into regular session at 9:45 p.m. Mayor Williams announced that no  
action would be taken on as a result of executive session.


370 **Adjournment**

The meeting adjourned at 9:50 p.m.

375 APPROVED:

380   
Mayor

ATTEST:

385   
City Secretary



ORDINANCE NO. 94-35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCES NO. 80-33 AND 89-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, MULTIFAMILY AND GENERAL RETAIL TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-3, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-3 and zoning change from agricultural, multifamily and general retail to single family detached residential land use designation was submitted by Homeplace Properties on a tract of land more fully described herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinances 80-33 and 89-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinances No. 80-33 and 89-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-18" Planned Development District No. 3, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 3 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 3 to the above described tract of land is subject to the following special conditions:

A. All development of property covered by Planned Development District No. 3, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Development Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-10 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Lot Size - 7,800 sq. ft. as shown on concept plan  
10,000 sq. ft. as shown on concept plan
2. Minimum dwelling Size - 1,800 sq. ft.
3. Minimum Lot Depth - 100 ft.
4. Minimum Lot Width - 60 feet, as measured at the front building line
5. Minimum Front Yard - 25 ft.
6. Minimum Rear Yard - 10 ft.
7. Minimum Side Yard -  
Internal Lot - 6 ft.  
Adjacent to Street - 15 ft.
8. Maximum Building Height - 32 ft.
9. Maximum Building Coverage - 35%
10. No front entry garages will be permitted

C. All development of this tract shall be in accordance with and regulated by the approved development plan, attached hereto and made a part hereof.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by

a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

APPROVED:

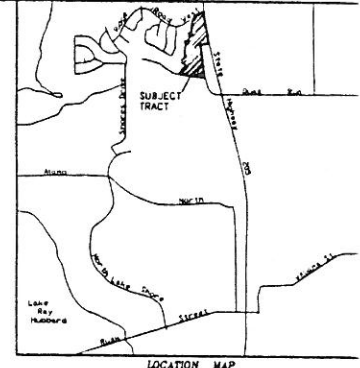
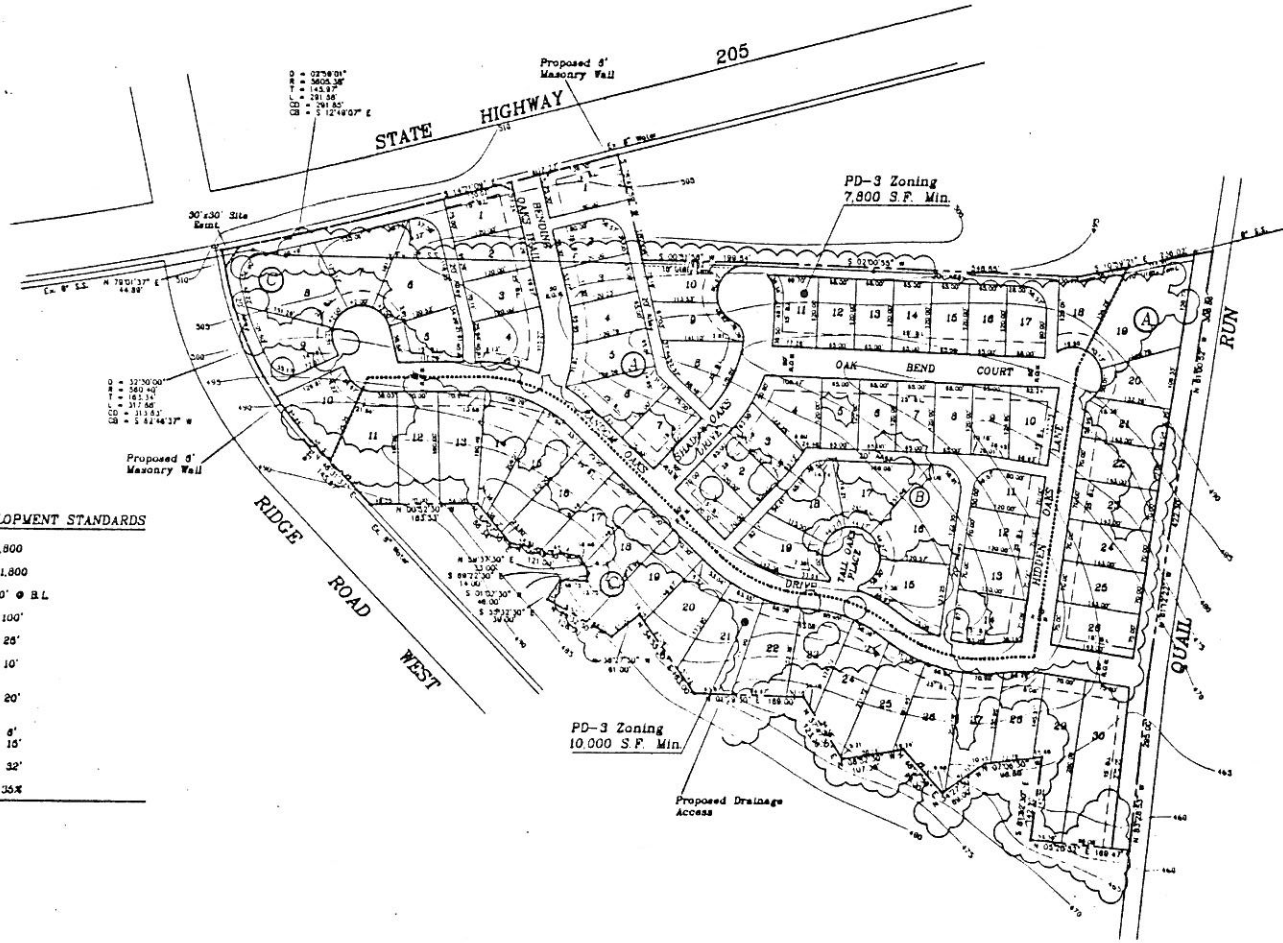
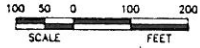
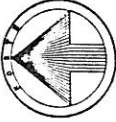
\_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_

1st reading \_\_\_\_\_

2nd reading \_\_\_\_\_



RANDOM OAKS AT THE SHORES  
PRELIMINARY LOT SQUARE FOOTAGE

BLOCK A		BLOCK B		BLOCK C	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ.
1	10,442	1	8,400	1	8,134
2	7,816	2	7,800	2	6,211
3	7,800	3	7,846	3	6,313
4	4,071	4	11,029	4	10,277
5	8,441	5	7,800	5	8,302
6	10,560	6	7,800	6	10,913
7	8,000	7	7,800	7	12,417
8	10,200	8	7,800	8	17,758
9	8,543	9	7,804	9	10,843
10	8,101	10	8,411	10	11,764
11	6,198	11	8,038	11	16,514
12	7,800	12	8,400	12	15,200
13	7,800	13	8,400	13	13,772
14	7,800	14	8,911	14	12,732
15	7,800	15	12,304	15	13,402
16	7,800	16	12,281	16	14,144
17	7,818	17	12,377	17	11,168
18	12,437	18	10,805	18	13,730
19	22,061	19	11,022	19	13,343
20	10,010			20	12,309
21	10,010			21	15,540
22	10,010			22	12,701
23	10,010			23	11,848
24	10,020			24	13,438
25	10,010			25	14,113
26	10,725			26	14,842
				27	12,295
				28	10,873
				29	17,512
				30	22,336

**LAND USE DATA**  
**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	4'
MIN. SIDE YARD (adjacent to Street)	10'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	35%

OWNER  
**HOMELIFE PROPERTIES**  
8330 L.B.J. Frey - Suite 1190 - Dallas, Texas 75243

ENGINEER  
**TIPTON ENGINEERING, INC.**  
8330 Urd Line Rd - Suite C - Garland, Texas 75043

PRELIMINARY PLAT  
OF  
**RANDOM OAKS AT THE SHORES**  
OUT OF THE  
**SAMUELL KING SURVEY, ABSTRACT NO. 131**  
IN THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
SCALE 1"=100' ~ DATE 9-2-94 ~ 20.474 ACRES ~ 75 LOTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

THENCE: With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet;

HENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;

a 1/2" iron rod found at the end of said curve;

THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears north 78 degrees 40' 24" East a distance of 5605.38 feet;

THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road;

THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner, South 02 degrees 00' 55" West a distance of 548.85 feet to a 1/2" iron rod set for a corner, and South 10 degrees 59' 21" East a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;

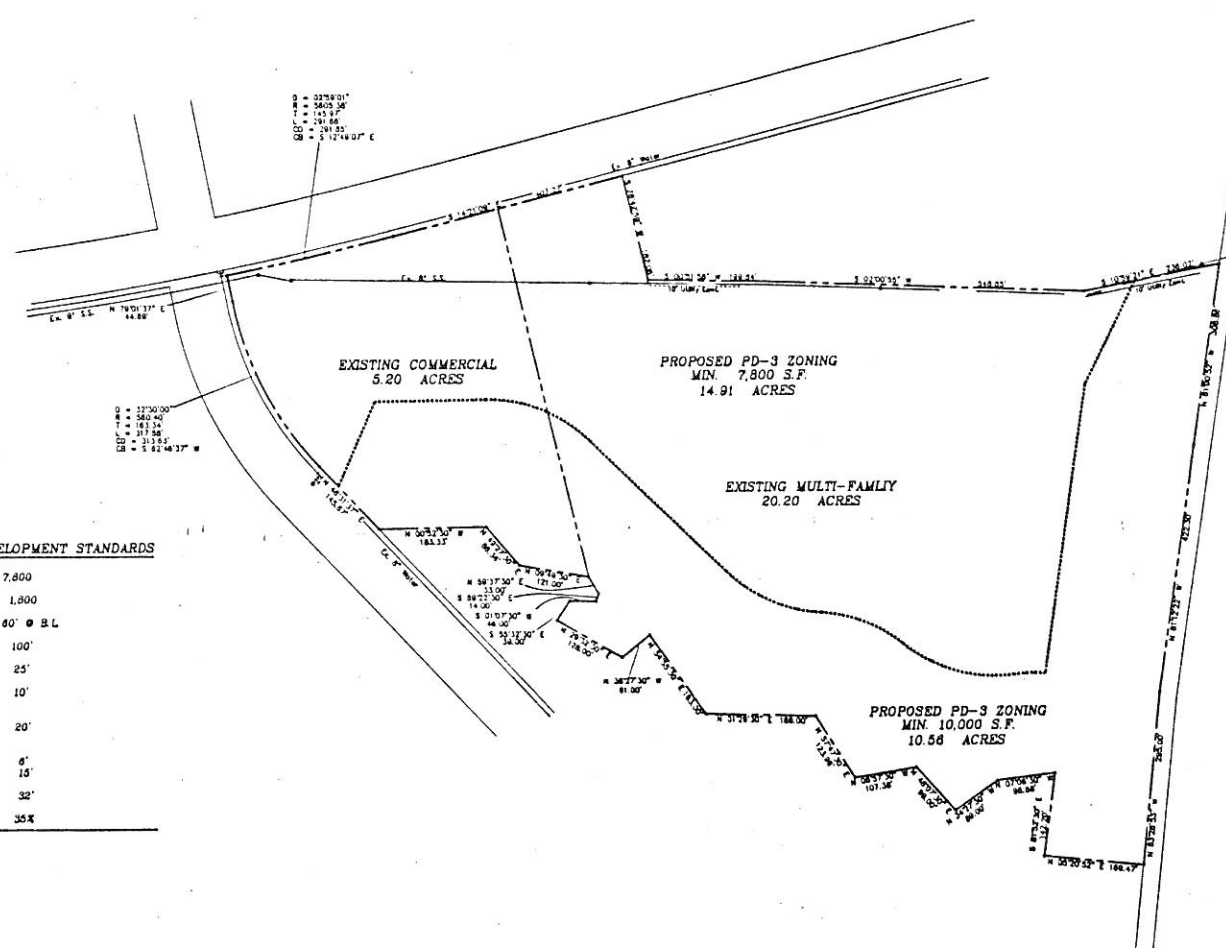
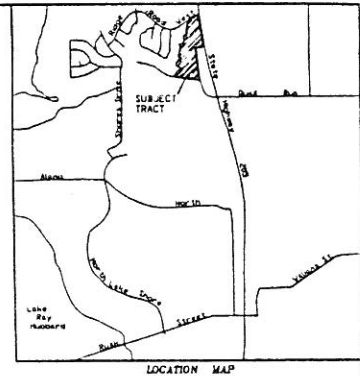
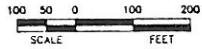
THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 00' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner, North 81 degrees 12' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner, and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of beginning and containing 25.474 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.



Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146





O = 3259.01'  
 R = 5400.36'  
 T = 143.87'  
 L = 281.66'  
 CO = 381.35'  
 CB = S 12°40'07" E

O = 1730.00'  
 R = 580.40'  
 T = 681.14'  
 L = 317.58'  
 CO = 313.62'  
 CB = S 62°40'37" W

**LAND USE DATA**

**REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS**

MIN LOT S.F.	7,800
MIN HOUSE SIZE	1,800
MIN LOT WIDTH	60' @ B.L.
MIN LOT DEPTH	100'
MIN FRONT YARD	25'
MIN REAR YARD (for Main Structure)	10'
MIN REAR YARD (for Garage)	20'
MIN SIDE YARD (adjacent to Street)	5'
MAX BUILDING HEIGHT	32'
MAX BUILDING COVERAGE	35%

STATE OF TEXAS  
 COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being a part of that 44.314 acre tract of land described as Parcel E, Tract E, Second Mortuary Claim to Shares 200 Share Holders, recorded in Volume 228, Page 52, Court Records, Rockwall County, Texas, and 98 of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEING an 1/2" from road set in on existing road (Gaul Run Road) on the South side of said 44.314 acre tract, at the intersection of said road with a corner branch, said Parcel E, Tract E, 83° 15' 32" W a distance of 208.08 feet and S 83° 18' 31" E a distance of 102.36 feet along said road from the South corner of the "Share Phase Two, on corner to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas.

THENCE, with the meanders of said branch of 16 points for a corner, as follows:  
 N 20° 20' 31" E a distance of 183.13 feet;  
 S 81° 32' 30" E a distance of 142.20 feet;  
 N 07° 08' 30" W a distance of 94.58 feet;  
 N 34° 17' 30" W a distance of 89.0 feet;  
 N 48° 07' 30" E a distance of 99.00 feet;  
 N 08° 57' 30" W a distance of 107.38 feet;  
 N 37° 47' 30" E a distance of 123.88 feet;  
 N 31° 28' 30" E a distance of 108.00 feet;  
 N 54° 53' 30" E a distance of 183.00 feet;  
 N 26° 17' 30" W a distance of 81.00 feet;  
 N 70° 12' 30" E a distance of 128.00 feet;  
 S 35° 12' 30" E a distance of 58.00 feet;  
 S 01° 07' 30" W a distance of 48.00 feet;  
 S 88° 12' 30" E a distance of 14.00 feet;  
 N 08° 37' 30" E a distance of 32.00 feet;  
 N 08° 48' 30" E a distance of 121.00 feet;  
 N 48° 27' 30" E a distance of 88.34 feet;

THENCE, N 30° 32' 30" W a distance of 163.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE, N 48° 41' 37" E a distance of 143.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 12° 30' 00" a radius that bears S 43° 18' 12" E a distance of 163.40 feet;

THENCE, along said curve and continuing with said South line an arc distance of 217.86 feet to a 1/2" iron rod found at the end of said curve;

THENCE, N 78° 01' 37" E, passing at 32.76 feet a 1/2" iron rod found at the Southwest corner of said Ridge Road West and continuing a total distance of 44.88 feet to a 1/2" iron rod for a corner on the West line of State Highway 280, said point being on a curve to the left having a central angle of 02° 58' 01", and a radius that bears N 78° 40' 24" E a distance of 3405.38 feet;

THENCE, along said curve and with said West line an arc distance of 291.86 feet to a brown square right-of-way monument found at the end of said curve;

THENCE, S 14° 21' 08" E a distance of 407.37 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain line house corner post;

THENCE, S 78° 42' 38" W a distance of 182.08 feet to a 1/2" iron rod set for a corner on the East line of said 44.314 acre tract and in an abandoned road;

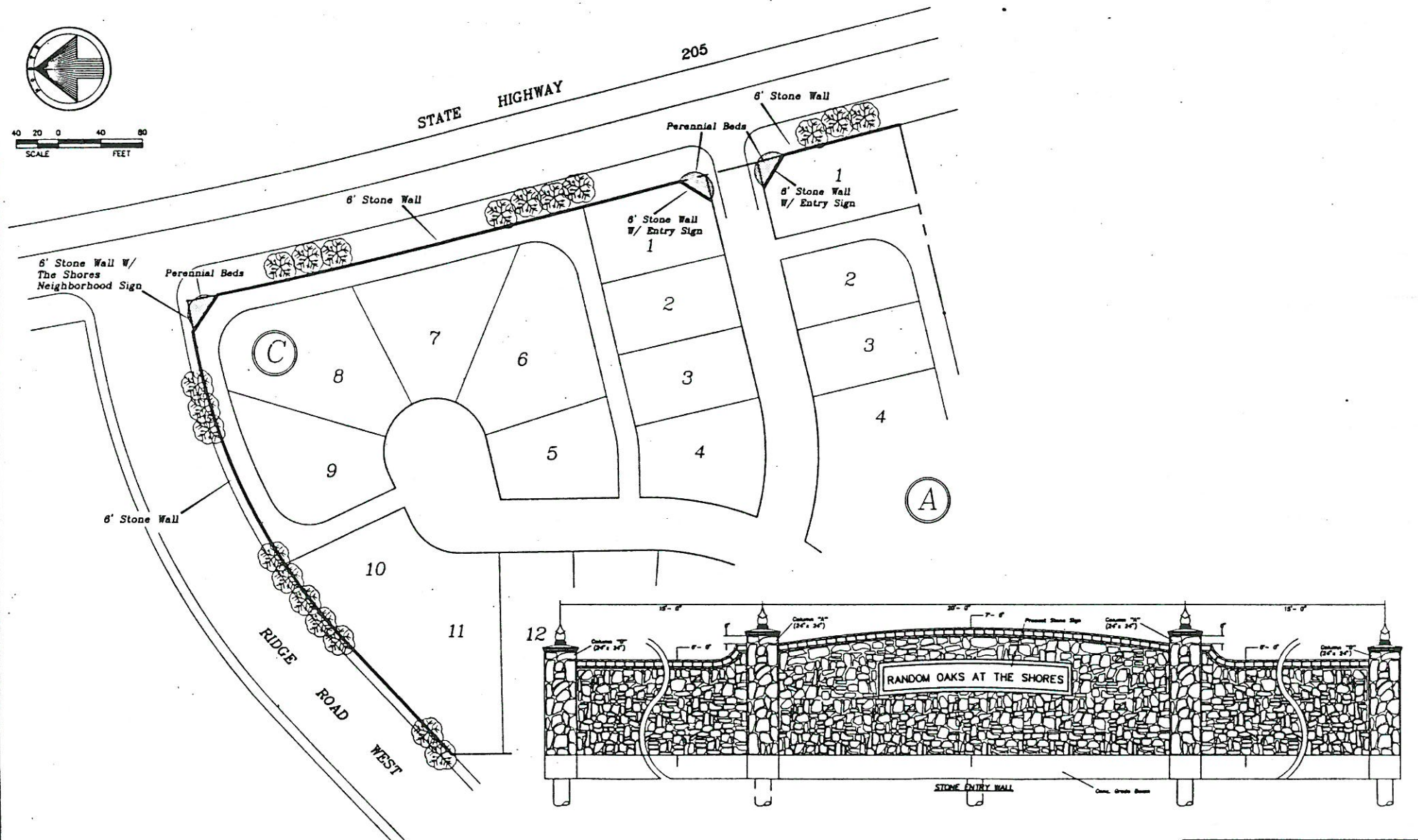
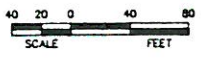
THENCE, along the East line of said 44.314 acre tract and with said abandoned road as follows:  
 S 00° 51' 58" W a distance of 89.14 feet to a 1/2" iron rod set for a corner;  
 S 02° 02' 50" W a distance of 348.86 feet to a 1/2" iron rod set for a corner;  
 S 10° 58' 31" E a distance of 138.02 feet to a 1/2" iron rod found at the Southwest corner of said 44.314 acre tract and in the previously mentioned existing Gaul Run Road;

THENCE, with the South line of said 44.314 acre tract and with said road as follows:  
 N 81° 08' 51" W a distance of 308.88 feet to a 1/2" iron rod found for a corner;  
 N 10° 12' 22" W a distance of 122.30 feet to a 1/2" iron rod found for a corner;  
 N 83° 28' 52" W a distance of 295.00 feet to the POINT OF BEGINNING and containing 25.74 acres of land.

~ OWNER ~  
**HOMEPAGE PROPERTIES**  
 8130 L.B. & Frey - Suite 1150 - Dallas, Texas 75243

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
 8130 Belt Line Rd. - Suite C - Carroll, Texas 75043

ZONING TRACT MAP  
 OF  
**RANDOM OAKS AT THE SHORES**  
 OUT OF THE  
**SAMUELL KING SURVEY, ABSTRACT NO. 131**  
 IN THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
 SCALE 1"=100' ~ DATE: 9-2-94 ~ 25.474 ACRES



<b>WALL &amp; LANDSCAPE PLAN</b> <b>RANDOM OAKS AT THE SHORES</b> ROCKWALL, TEXAS						
<b>TIPTON ENGINEERING, INC.</b> 8330 Belt Line Rd. - Suite C - Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NEL
Lo. Inc.	Lo. Inc.	8/24	1"=40'		PA022M1	





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Homeplace for an Amendment to PD-3 changing the Land Use from Multi-Family and Commercial to Single Family 10 and a zoning change from Agricultural to Planned Development 3 for Randum Oaks at the Shores and further described as: *(see attachment)*

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by September 2, 1994:

  
 \_\_\_\_\_  
 Denise LaRue, Community Development Coordinator

-----  
 Case No. PZ-94-16-PP/Z

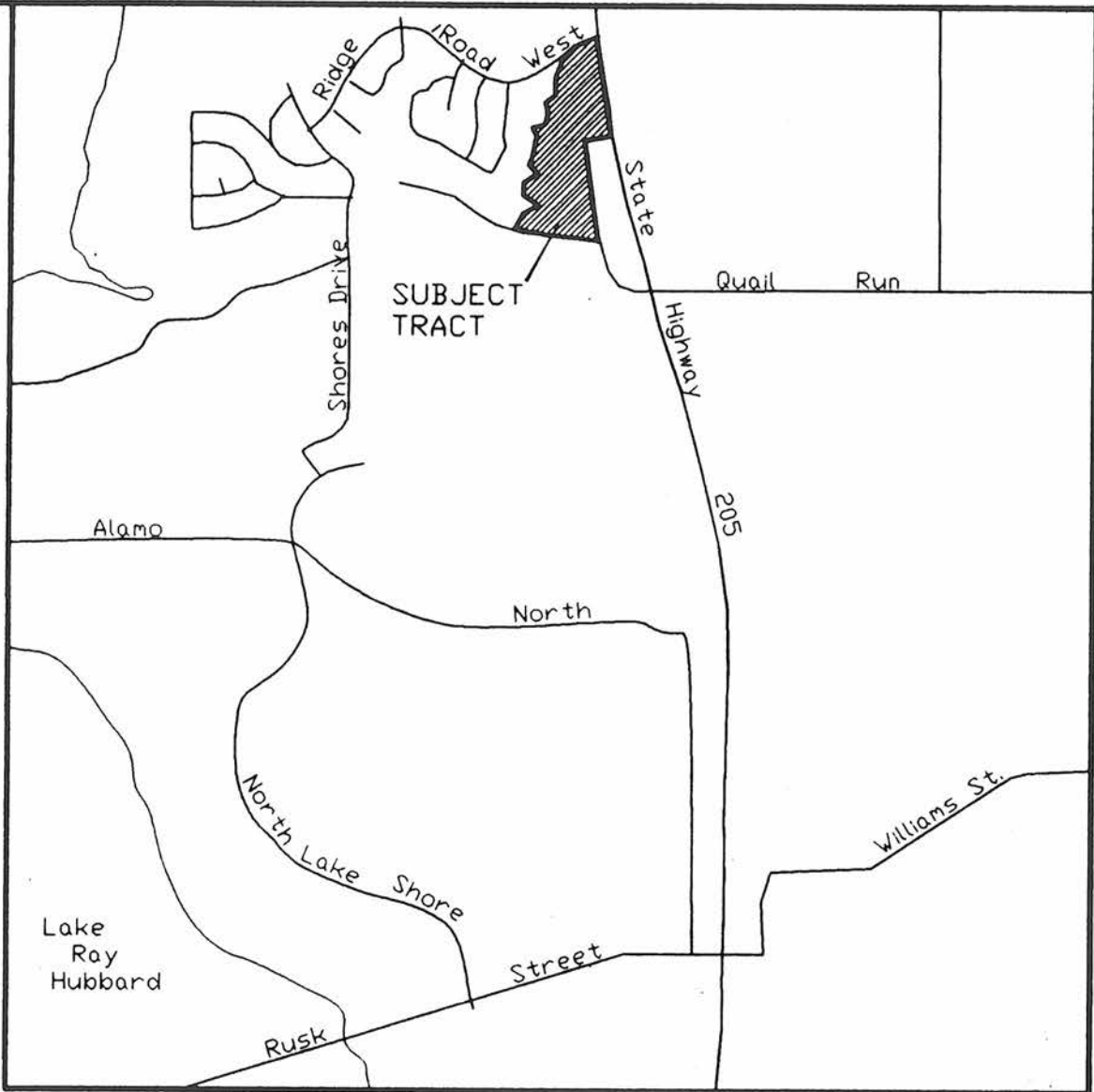
I am in favor of the request for the reasons listed below \_\_\_\_\_

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

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



LOCATION MAP

S.

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider the following;

94-16-PP/Z

To consider approval of a request from Homeplace for an Amendment to PD-3 changing the Land Use from Multi-Family and Commercial to Single Family 10 and a zoning change from Agricultural to Planned Development 3 for Randum Oaks at the Shores and further described as:  
(see attachment)

**BEING** a tract of land situated in the Samuell King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

**THENCE:** With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet;

**THENCE:** North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

**THENCE:** North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;

**THENCE:** Along said curve and continuing with said South line an arc distance of 317.88 feet to



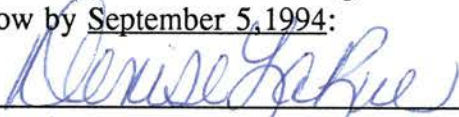
# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Homeplace for an Amendment to PD-3 Changing the Land Use from "MF" (Multi-Family) and "C" (Commercial) to SF-10 (Single Family) for 75 lots in The Shores Addition and further described as: (see attachment)

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by September 5, 1994:

  
\_\_\_\_\_  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-16-PP/Z

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

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

1. I rather have single family homes than multi.
2. Less crowded
3. Less traffic

*We can not be at the meeting because we will be out of state on vacation.*

Signature Virginia Reddie  
Address 26 Speerwhite St.



# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

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As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by September 2, 1994:

  
Denise LaRue, Community Development Coordinator

Case No. PZ-94-16-PP/Z

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

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

1. See no problems with change
- 2.
- 3.

Signature J. Bledsoe  
Address 106 Joe White  
Rockwall Tex 75087  
Owner of Adjacent Property

#### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Homeplace for an Amendment to PD-3 Changing the Land Use from "MF" (Multi-Family) and "C" (Commercial) to SF-10 (Single-Family) for 75 lots in The Shores Addition and further described as:

#### STATE OF TEXAS COUNTY OF ROCKWALL EXHIBIT "A"

BEING a tract of land located in the Samuell King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;

THENCE: North 89 degrees 30' West, 1507.7 feet to a point for a corner;  
THENCE: North 0 degrees 49' East, 50 feet to a point for a corner;  
THENCE: South 89 degrees 43' West, 915.1 feet to a point for a corner;  
THENCE: North 0 degrees 44' East, 903.2 feet to a point for a corner;  
THENCE: South 89 degrees 22' West, 1451.9 feet to a point for a corner  
THENCE: South 89 degrees 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;  
THENCE: Following said Take Line: South 0 degrees 03' West, 738.9 feet; South 9 degrees 47' West, 355.1 feet; South 1 degree 47' West, 330.2 feet; South 13 degrees 51' East, 276 feet; South 0 degrees 03' West, 65 feet; South 0 degrees 53' West, 1921.9 feet; North 89 degrees 49' West, 649.6 feet; North 67 degrees 00' West, 515.9 feet; North 81 degrees 50' West, 375.9 feet; South 75 degrees 14' West, 326.3 feet; South 62 degrees 57' West, 367.1 feet; North 89 degrees 49' West, 160.9 feet; South 17 degrees 48' West, 1068.5 feet; South 6 degrees 03' East, 448.3 feet; South 21 degrees 51' East, 675.2 feet; and South 28 degrees 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;  
THENCE: South 89 degrees 57' East, 636.1 feet to a point for corner;  
THENCE: South 89 degrees 29' East, 1396.8 feet to a point for a corner;  
THENCE: North 0 degrees 26' West, 353.5 feet to a point for corner;  
THENCE: South 89 degrees 36' East, 503.7 feet to a point for a corner;  
THENCE: South 1 degrees 17' East, 348.2 feet to a point for a corner;  
THENCE: South 89 degrees 56' East, 1253.6 feet to a point for a corner;  
THENCE: South 13 degrees 39' West, 185 feet to a point for a corner;  
THENCE: South 45 degrees 44' West, 146.1 feet to a point for a corner;  
THENCE: South 42 degrees 40' East, 89 feet to a point for a corner;  
THENCE: South 56 degrees 04' East, 465.3 feet to a point for a corner;  
THENCE: South 63 degrees 32' East,

383.3 feet to a point for a corner;  
THENCE: North 0 degrees 33' East, 790.6 feet to a point for a corner;  
THENCE: North 0 degrees 03' East, 279.4 feet to a point for a corner;  
THENCE: North 88 degrees 39' West, 229.1 feet to a point for a corner;  
THENCE: North 60 degrees 24' West, 140.3 feet to a point for a corner;  
THENCE: North 0 degrees 47' East, 1786.6 feet to a point for a corner;  
THENCE: North 1 degrees 13' West, 518.1 feet to a point for a corner;  
THENCE: North 89 degrees 07' West, 99.1 feet to a point for a corner;  
THENCE: North, 435 feet to a point for a corner;  
THENCE: NORTH 40 degrees 08' East, 259.5 feet to a point for a corner;  
THENCE: North 1 degree 40' East, 629.1 feet to a point for a corner;  
THENCE: South 84 degrees 39' East, 252.6 feet to a point for a corner;  
THENCE: South 77 degrees 52' East, 201.2 feet to a point for a corner;  
THENCE: 76 degrees 30' East, 242.3 feet to a point for a corner;  
THENCE: South 54 degrees 42' East, 245.7 feet to a point for a corner;  
THENCE: 62 degrees 04' East, 210.1 feet to a point for a corner;  
THENCE: South 64 degrees 26' East, 320.8 feet to a point for a corner;  
THENCE: South 82 degrees 40' East, 397.5 feet to a point for a corner;  
THENCE: South 80 degrees 07' East, 422.3 feet to a point for a corner;  
THENCE: South 80 degrees 08' East, 309 feet to a point for a corner;  
THENCE: North 10 degrees 06' West, 236.3 feet to a point for a corner;  
THENCE: North 2 degrees 24' East, 550.1 feet to a point for a corner;  
THENCE: 2 degrees 03' East, 507.4 feet to a point for a corner;  
THENCE: North 0 degrees 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;  
THENCE: Following said right-of-way line North 7 degrees 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less. (44)

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider the following:

**94-16-PP/Z** To consider approval of a request from Homeplace for an Amendment to PD-3 changing the Land Use from Multi-Family and Commercial to Single Family 10 and a zoning change from Agricultural to Planned Development 3 for Randum Oaks at the Shores and further described as:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas; THENCE: With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet; THENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1.2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;

THENCE: Along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron rod found at the end of said curve;

THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears North 78 degrees 40' 24" East a distance of 5605.38 feet;

THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road;

THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner; South 02 degrees 00' 55" West, a distance of 548.85 feet to a 1.2" iron rod set for a corner, and South 10 degrees 59' 21" East, a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;

THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 00' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner; North 81 degrees 12' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner; and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of beginning and containing 25.474 acres of land.

 Smead

No. DBE129

HASTINGS - MN



94-16 PP/2

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R30972 (20823) 0128-0000-0002-07-OR JACOBS J D JR ET UX 710 PETERS COLONY ROCKWALL, TX 75087	A0128 J R JOHNSON, TRACT 2-7, ACRES 0.2410, (PT OF 2.276 AC TR FKA LOT 2-1 BLK A RW 205 BP)  SITUS: NATIONAL DR ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R11321 (11187) 0131-0000-0001-00-OR DAVIS GRANVILLE 3009 N GOLIAD ROCKWALL, TX 75087	A0131 S KING, TRACT 1, ACRES 4.4  SITUS: 3009 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R11322 (11188) 0131-0000-0002-00-OR CARUTH W W JR - ESTATE OF 5803 GREENVILLE AVE DALLAS, TX 75206-2997	A0131 S KING, TRACT 2, ACRES 2.5, (PT OF 599.8 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
AGENT: KURZ GROUP INC TX SR PROP TAX CONSULTANT #150 8333 DOUGLAS AVE STE 1250 LB-2 DALLAS, TX 75225		
PID: R11323 (11189) 0131-0000-0003-00-OR CARUTH CORP ESTATE OF W W CARUTH JR 5803 GREENVILLE AVE DALLAS, TX 75206-2997	A0131 S KING, TRACT 3, ACRES 161, (PT OF 204.5 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: D3, IMP. SPTB: E1	
AGENT: KURZ GROUP INC TX SR PROP TAX CONSULTANT #150 8333 DOUGLAS AVE STE 1250 LB-2 DALLAS, TX 75225		
PID: R11324 (11189) 0131-0000-0004-00-OR CARUTH CORP ESTATE OF W W CARUTH JR 5803 GREENVILLE AVE DALLAS, TX 75206-2997	A0131 S KING, TRACT 4, ACRES 43.5, (PT OF 204.5 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: D3	
AGENT: KURZ GROUP INC TX SR PROP TAX CONSULTANT #150 8333 DOUGLAS AVE STE 1250 LB-2 DALLAS, TX 75225		
PID: R11325 (11190) 0131-0000-0005-00-OR COLLINS WM T 2001 N GOLIAD ROCKWALL, TX 75087	A0131 S KING, TRACT 5, ACRES 10.490, (PT OF 48.001 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: D3	



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R11327 (31506) 0131-0000-0005-02-OR DEAN LANTY W & MARY F 216 W QUAIL RUN ROCKWALL, TX 75087	A0131 S KING, TRACT 5-2, ACRES 0.692  ENTS: GRW, SRW, CRW LAND SPTB: C1 T3446 - LEADER FEDERAL BANK, #	
PID: R30946 (31506) 0131-0000-0005-04-OR DEAN LANTY W & MARY F 216 W QUAIL RUN ROCKWALL, TX 75087	A0131 S KING, TRACT 5-4, ACRES .491  ENTS: GRW, SRW, CRW LAND SPTB: D3 T3446 - LEADER FEDERAL BANK, #	
PID: R11328 (11199) 0131-0000-0006-00-OR STORCK CORDIA 710 BROOKFIELD GARLAND, TX 75040	A0131 S KING, TRACT 6, ACRES 0.645, (PT OF 1.645 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R11329 (30991) 0131-0000-0006-01-OR TEXAS HERITAGE SAVINGS P O BOX 880 ROWLETT, TX 75088	A0131 S KING, TRACT 6-01, ACRES 1.403  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R11330 (11195) 0131-0000-0007-00-OR MIDDLETON HAROLD 3025 N GOLIAD ROCKWALL, TX 75087	A0131 S KING, TRACT 7, ACRES 1.92  SITUS: 3025 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1  DA \$ 30 TOT \$ 30	
PID: R11331 (29863) 0131-0000-0008-00-OR APPLEBY SHIRLEY MCCASKILL 300 RIM ROCK KERRVILLE, TX 78028	A0131 S KING, TRACT 8, ACRES 10, UNDIVIDED INTEREST 50%, (PT OF 28.2 AC TR)  SITUS: UND. 1/2 INTEREST ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R11332 (11197) 0131-0000-0008-01-OR CHAMBLEE STEPHEN TRUSTEE P O BOX 50667 DALLAS, TX 75250	A0131 S KING, TRACT 8-01, ACRES 10, UNDIVIDED INTEREST 50%, (PT OF 28.2 AC TR)  SITUS: UND. 1/2 INTEREST ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R11333 (11198) 0131-0000-0009-00-OR PEGGIE JOHN B 106 JOE WHITE ROCKWALL, TX 75087	A0131 S KING, TRACT 9, ACRES 1.63  SITUS: N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTION

PID: R11334 (11199)  
 0131-0000-0010-00-OR  
 STORCK CORDIA

A0131 S KING, TRACT 10, ACRES 1,  
 (PT OF 1.645 AC TR)

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
PID: R11334 (11199) 0131-0000-0010-00-OR STORCK CORDIA 710 BROOKFIELD GARLAND, TX 75040	A0131 S KING, TRACT 10, ACRES 1, (PT OF 1.645 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R11335 (48843) 0131-0000-0011-00-OR THOMPSON LEONE JR, MARJORIE TH ELIZABETH THOMPSON, JAMES CROW 7107 CURRIN DALLAS, TX 75230	A0131 S KING, TRACT 11, ACRES 3, (PT OF 103.372 AC TR)  ENTS: GRW, SRW, CRW LAND SPTB: D1	
PID: R30838 (49816) 0131-0000-0014-00-OR THE SHORES COUNTRY CLUB INC 2600 CHAMPIONS DR ROCKWALL, TX 75087	A0131 S KING, TRACT 14, ACRES 20.341  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R30839 (30489) 0131-0000-0015-00-OR TEXAS HERITAGE SAVINGS ASSN P O BOX 880 ROWLETT, TX 75088	A0131 S KING, TRACT 15, ACRES 24.00  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R32941 (49816) 0131-0000-0015-01-OR THE SHORES COUNTRY CLUB INC 2600 CHAMPIONS DR ROCKWALL, TX 75087	A0131 S KING, TRACT 15-01, ACRES 10.677  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R11460 (10219) 0134-0000-0002-00-OR CAMBRIDGE COMPANIES 17440 DALLAS PKWY #103 DALLAS, TX 75252	A0134 J LOCKHART, TRACT 2, ACRES 12.44, FRONTS I-30 (PT OF 134.13 AC TR)	
AGENT: ASSOCIATED PROPERTY TAX 310 E I-30 #106 GARLAND, TX 75043	SITUS: FRONTS I-30 ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R11461 (50000) 0134-0000-0003-00-OR PACIFIC SOUTHWEST BANK FSB C/O HARDING & CARBONE INC 4635 SOUTHWEST FRWY STE 750 HOUSTON, TX 77027	A0134 J LOCKHART, TRACT 3, ACRES 50.839  SITUS: FRONTS I-30 ENTS: GRW, SRW, CRW LAND SPTB: D1	LINDA 5206 FM 1960 HOUSTON, TX 77 1-713-580-
AGENT: HARDING AND CARBONE INC 4635 SOUTHWEST FREEWAY SUITE 7 HOUSTON, TX 77027		

## OWNER NAME AND ADDRESS

## PROPERTY DESCRIPTION

## EXEMPTIO

PID: R16169 (15190)  
 3510-000B-004A-00-OR  
 JACOBS J D  
 710 PETERS COLONY  
 ROCKWALL, TX 75087

J W DAY, BLOCK B, LOT 4A, 710  
 PETERS COLONY  
 SITUS: 710 PETERS COLONY  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1  
 F1500 - DOVENMUEHLE MORTGAGE IN, #

PID: R16170 (27134)  
 3510-000B-005A-00-OR  
 WILLIS HOWARD C  
 P O BOX 225212  
 DALLAS, TX 75222

J W DAY, BLOCK B, LOT 5A  
 SITUS: 705 DAVEY CROCKET  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1

PID: R16171 (31233)  
 3510-000B-006A-00-OR  
 CRENSHAW LORENZA  
 1021 HIGHMEADOW  
 GARLAND, TX 75040

J W DAY LOT 6A BLK B  
 SITUS: 707 DAVY CROCKETT  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1  
 00525 - SEFCU FEDERAL CREDIT UN, #

PID: R16172 (15193)  
 3512-000A-0001-00-OR  
 DEL BOSQUE MARIO ETUX  
 807 KERNODLE  
 ROCKWALL, TX 75087

DEL BOSQUE SUBD. BLOCK A, LOT 1  
 SITUS: 807 KERNODLE  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1  
 00580 - TEXAS HERITAGE SAVINGS, #

PID: R16173 (28150)  
 3515-000A-0001-00-OR  
 CUELLAR FRANK & SONS INC  
 8315 INWOOD RD  
 DALLAS, TX 75209

DERRICK ADD LOT 1 BLK A I-30  
 SERVICE RD & WHITE HILLS  
 SITUS: 610 WHITE HILLS  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: F1, IMP. SPTB: F1

PID: R16174 (15195)  
 3520-0000-0001-00-OR  
 DEWOODY GEORGE ET UX  
 3011 N GOLIAD  
 ROCKWALL, TX 75087

DEWOODY ADDN LOT 1 2.00 AC 3011 N  
 GOLIAD DA \$ 30,  
 TOT \$ 30,  
 SITUS: 3011 N GOLIAD  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1

PID: R33904 (31524)  
 3525-0000-0001-00-OR  
 DIRKSE RICHARD & TAMERA  
 500 TURTLE COVE BLVD #202  
 ROCKWALL, TX 75087

DIRKWOOD ESTATES, LOT 1, ACRES  
 3.2375  
 SITUS: 3077 N GOLIAD  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1

PID: R33905 (31525)  
 3525-0000-0002-00-OR  
 WOODALL NICK D & NANCY  
 P O BOX 1599  
 ROCKWALL, TX 75087

DIRKWOOD ESTATES, LOT 2, ACRES  
 3.2837  
 SITUS: 3079 N GOLIAD  
 ENTS: GRW, SRW, CRW  
 LAND SPTB: A1, IMP. SPTB: A1

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R21576 (19509) 4860-000D-0008-00-OR BRUCE GENE R 808 LAKESHORE ROCKWALL, TX 75087	ROYAL PARK PLACE LOT 8 BLK D ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21577 (50522) 4860-000D-0009-00-OR ARCHER STANLEY R ETUX 806 LAKESHORE DR ROCKWALL, TX 75087	ROYAL PARK PLACE LOT 9 BLK D 806 LAKESHORE SITUS: 806 LAKESHORE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T2169 - COLONIAL MORTGAGE CORP, #	
PID: R21578 (51735) 4860-000D-0010-00-OR McMULLEN TRACY 726 PARK AVE TERRACE PARK, OH 45174	ROYAL PARK PLACE LOT 10 BLK D 804 LAKESHORE DR SITUS: 804 LAKESHORE DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21617 (31506) 4870-1395-A001-00-OR DEAN LANTY W & MARY F 216 W QUAIL RUN ROCKWALL, TX 75087	RUDOLPH, BLOCK 1395, LOT A001, ACRES 0.436, RUDLOPH ADDN, LOT 1, .436 AC SITUS: QUAIL RUN RD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T3446 - LEADER FEDERAL BANK, #	
PID: R21931 (19644) 4900-0000-0001-00-OR MCGUIRE JOHN L 800 SAM HOUSTON ROCKWALL, TX 75087	SANGER & SWAYZE LOT 1 SITUS: 800 SAM HOUSTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21932 (19645) 4900-0000-0002-00-OR JACKSON CALVIN 802 SAM HOUSTON ROCKWALL, TX 75087	SANGER & SWAYZE LOT 2 802 SAM HOUSTON SITUS: 802 SAM HOUSTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21933 (19646) 4900-0000-0003-00-OR DIXON ALMA 804 SAM HOUSTON ROCKWALL, TX 75087	SANGER & SWAYZE LOT 3 804 SAM HOUSTON SITUS: 804 SAM HOUSTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21934 (19647) 4900-0000-0004-00-OR LAFAYETTE ESTELLE 801 THROCKMORTON ROCKWALL, TX 75087	SANGER & SWAYZE LOT 4 801 THROCKMORTON SITUS: 801 THROCKMORTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
PID: R23629 (20963) 5290-1620-A001-00-OR WOODALL LARRY ALAN ET UX 218 QUAIL RUN ROCKWALL, TX 75087	WILSON ADDN 0.830 AC  SITUS: 218 QUAIL RUN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
PID: R23630 (20964) 5295-000A-0001-00-OR SMITH MARK 223 WINDMILL RIDGE DR ROCKWALL, TEXAS 75087	WINDMILL RIDGE EST LOT 1 BLK A 223 WINDMILL RIDGE  SITUS: 223 WINDMILL RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T2550 - WEYERHAEUSER MORTGAGE C, #	
PID: R23631 (20965) 5295-000A-0002-00-OR PEREZ RAUL JR ETUX 221 WINDMILL RIDGE DR ROCKWALL, TEXAS 75087	WINDMILL RIDGE EST LOT 2 BLK A 221 WINDMILL RIDGE  SITUS: 221 WINDMILL RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00620 - WASHINGTON SQUARE MORTG, #	
PID: R23632 (26933) 5295-000A-0003-00-OR CEREZO RUBEN S ETUX 219 WINDMILL RIDGE DR ROCKWALL, TX 75087	WINDMILL RIDGE EST LOT 3 BLK A 219 WINDMILL RIDGE  SITUS: 219 WINDMILL RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00185 - DEPARTMENT OF HUD, #	
PID: R23633 (20967) 5295-000A-0004-00-OR CARTER WILLIE WISDOM P O BOX 1167 ROCKWALL, TX 75087-1167	WINDMILL RIDGE EST LOT 4 BLK A 217 WINDMILL RIDGE  SITUS: 217 WINDMILL RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	OA \$ TOT \$
PID: R23634 (28379) 5295-000A-0005-00-OR CAHILL MARY & ROSEMARY GRAY 215 WINDMILL RIDGE ROCKWALL, TX 75087	WINDMILL RIDGE EST LOT 5 BLK A 215 WINDMILL RIDGE  SITUS: 215 WINDMILL RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 - # 3346905	OA \$ TOT \$
PID: R23635 (56837) 5295-000A-0006-00-OR THURSTON CHERYL J 213 WINDMILL RIDGE ROCKWALL, TX 75087	WINDMILL RIDGE EST LOT 6 BLK A 213 WINDMILL RIDGE  SITUS: 213 WINDMILL RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T3791 - STANDARD FEDERAL SAVING, #	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R20984 (18931) 4730-000A-0002-00-OR RASH GRADY JR 1 SOAPBERRY LN ROCKWALL, TX 75087	GRADY RASH LOT 2 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	OA \$ TOT \$
PID: R20985 (18932) 4730-000A-0003-00-OR PAPPA JOAN RASH 2 SOAPBERRY ROCKWALL, TX 75087	GRADY RASH LOT 3 BLK A  SITUS: 2 SOAPBERRY LANE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R20986 (18933) 4730-000A-0004-00-OR RASH ROBERT D C/O RASH & ASSOC P O BOX 1600 ROWLETT, TX 75088	GRADY RASH SUBD, BLOCK A, LOT 4  SITUS: 3 SOAPBERRY LANE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R20987 (18934) 4730-000A-0005-00-OR RASH JAMES MILTON 3610 TOWNSEND DALLAS, TX 75229	GRADY RASH LOT 5 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R20988 (18935) 4740-0001-0001-00-OR FAULKNER J ROSS ET UX 250 W QUAIL RUN ROCKWALL, TX 75087	REEVES ADDN LOT 1 0.459 AC BLK 1 QUAIL RUN RD  SITUS: QUAIL RUN RD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00560 - TEMPLE--INLAND MORTGAGE , #	
PID: R29877 (10015) 4745-000A-0001-00-OR RHOADES LEE W 200 SUMMIT RIDGE ROCKWALL, TX 75087	LEE RHOADES SUBDIVISION, BLOCK A, LOT 1, ACRES .650  SITUS: 200 SUMMIT RIDGE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	OA \$ 3 TOT \$ 3
PID: R21027 (31983) 4770-0000-0003-00-OR WRIGHT JOE FRANK 703 SHERMAN ROCKWALL, TX 75087	RIDGELL, LOT 3  SITUS: 703 N SHERMAN ST ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21028 (51956) 4770-0000-0004-00-OR ROCKWALL AREA HABITAT FOR HUMA P O BOX 4 ROCKWALL, TX 75087	RIDGELL LOT 4  SITUS: 705 N SHERMAN ST ENTS: GRW, SRW, CRW LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R14188 (30795) 3090-0000-0003-A0-OR CRISWELL WAYNE 604 N GOLIAD ROCKWALL, TX 75087	BARNES LOT 5 67' OF 3 604 N GOLIAD  SITUS: 604 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14189 (41181) 3090-0000-0003-B0-OR SPARKS JOHN K ETUX 702 N GOLIAD ST ROCKWALL, TX 75087	BARNES LOT 8 FT OF 3 & ALL OF 4 702 N GOLIAD  SITUS: 702 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14190 (27007) 3090-0000-0005-00-OR MOORE JAMES L 606 CLARK ST ROCKWALL, TX 75087	BARNES LOT 5 704 N GOLIAD  SITUS: 704 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14191 (13760) 3090-0000-0006-00-OR CADE ROSE KATHERYN 802 N GOLIAD ROCKWALL, TX 75087	BARNES LOTS 6-7 & 10 FT OF 8 802 N GOLIAD  SITUS: 802 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ 3 TOT \$ 3
PID: R14192 (48750) 3090-0000-0008-00-OR MURROTT JOHN S P. O. BOX 894 ROCKWALL, TX 75087	BARNES LOT 8 804 N GOLIAD  SITUS: 804 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14193 (29966) 3090-0000-0009-00-OR HOLLAND LANCE ETUX 221 DARRIN DR ROCKWALL, TX 75087	BARNES LOT 9 806 N GOLIAD  SITUS: 806 N GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R30991 (11191) 3092-000A-0001-00-OR BARZ GREGG M 222 W QUAIL RUN RD ROCKWALL, TX 75087	BARZ ACRE, BLOCK A, LOT 1, ACRES .917  SITUS: 222 QUAIL RUN RD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00540 - SOURCE ONE MORTGAGE COR, #	
PID: R14194 (13763) 3100-000A-0001-00-OR UNDERWOOD ARCHIE H 801 E I-30 ROCKWALL, TX 75087	BERNICE, BLOCK A, LOT 1, ACRES 0.845  SITUS: 801 E I-30 ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R28710 (51741) 4967-000X-1241-00-OR ATKINSON EVELYN P & ANN MCNABB AREA C/O ANN MCNABB 810 AGAPE ROCKWALL, TX 75087	SIGNAL RIDGE #3 UNIT 1241 BLDG X .081AC .4722% OWNERSHIP OF COMMON AREA SITUS: 1241 SIGNAL RIDGE PL ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R28711 (51687) 4967-000X-1242-00-OR GLEN EDEN PROPERTIES, LTD 2187 OAK BAY AVENUE VICTORIA BC, CANADA VBR1G1	SIGNAL RIDGE #3 UNIT 1242 BLDG X .124AC .7272% OWNERSHIP OF COMMON AREA SITUS: 1242 SIGNAL RIDGE PL ENTS: GRW, SRW, CRW	
AGENT: REAL ESTATE TAX SERVICE P. O. BOX 832310 RICHARDSON, TX 75083-2310	LAND SPTB: A1, IMP. SPTB: A1 00020 - AMERICAN FEDERAL BANK, #	
PID: R28712 (51687) 4967-000X-1243-00-OR GLEN EDEN PROPERTIES, LTD 2187 OAK BAY AVENUE VICTORIA BC, CANADA VBR1G1	SIGNAL RIDGE #3 UNIT 1243 BLDG X .059AC .3443% OWNERSHIP OF COMMON AREA SITUS: 1243 SIGNAL RIDGE PL ENTS: GRW, SRW, CRW	
AGENT: REAL ESTATE TAX SERVICE P. O. BOX 832310 RICHARDSON, TX 75083-2310	LAND SPTB: A1, IMP. SPTB: A1 00020 - AMERICAN FEDERAL BANK, #	
PID: R28713 (53327) 4967-000X-1244-00-OR GUTMANN D'LAINE P 1124 SIGNAL RIDGE PLACE ROCKWALL, TX 75087	SIGNAL RIDGE #3 UNIT 1244 BLDG X .078AC .4575% OWNERSHIP OF COMMON AREA SITUS: 1244 SIGNAL RIDGE PL ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R22505 (49652) 4968-0000-0000-00-OR ALPITCO INC 2255 RIDGE RD #208 ROCKWALL, TX 75087	SIGNAL RIDGE #4, BLOCK A, LOT 3, ACRES 6.8 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R22506 (20124) 4969-000A-0001-00-OR OEXMAN ALVIN H ET UX 224 W QUAIL RUN RD ROCKWALL, TX 75087	SIX 0 SUBD LOT 1 BLK A 0.539 AC AREA SITUS: 224 W QUAIL RUN RD ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	OA \$ 3 TOT \$ 3
PID: R22665 (21610) 4995-000A-0101-00-OR KLEINERT CHRISTOPHER J P O BOX 515127 DALLAS, TEXAS 75251	SPYGLASS HILL #1 UNIT 101 BLDG A 0.060 AC 1.75% OWNERSHIP OF COMMON AREA SITUS: 101 HENRY CHANDLER ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	