

94-19-CUP

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 94-19-CUP Date Submitted 8/16/94

Filing Fee \$ 150.00

Applicant JAMES HELWIG & SON, INC.

Address 2670 S. GOLIAD

Phone No. 771-0927

ROCKWALL, TX. 75087

Owner X Tenant 1

Prospective Purchaser 1

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto) 2

W H BARNES, TRACT 3-01, MH  
SERIAL # 3853A, 3853B, ACRES 4  
SITUS: 2670 S. GOLIAD

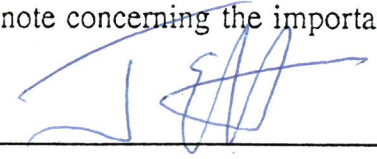
W H BARNES, TRACT 3-04 --ACRES 1.5

I hereby request that a Conditional Use Permit be issued for the above described property for:  
A TEMPORARY GAURD HOUSE.

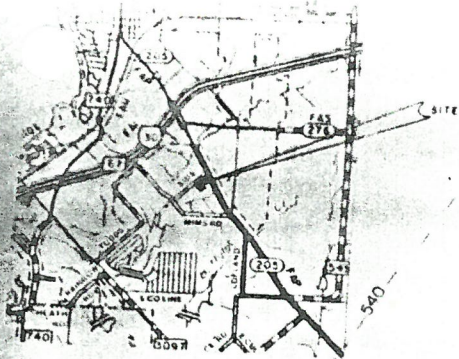
The current zoning on this property is COMMERCIAL

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

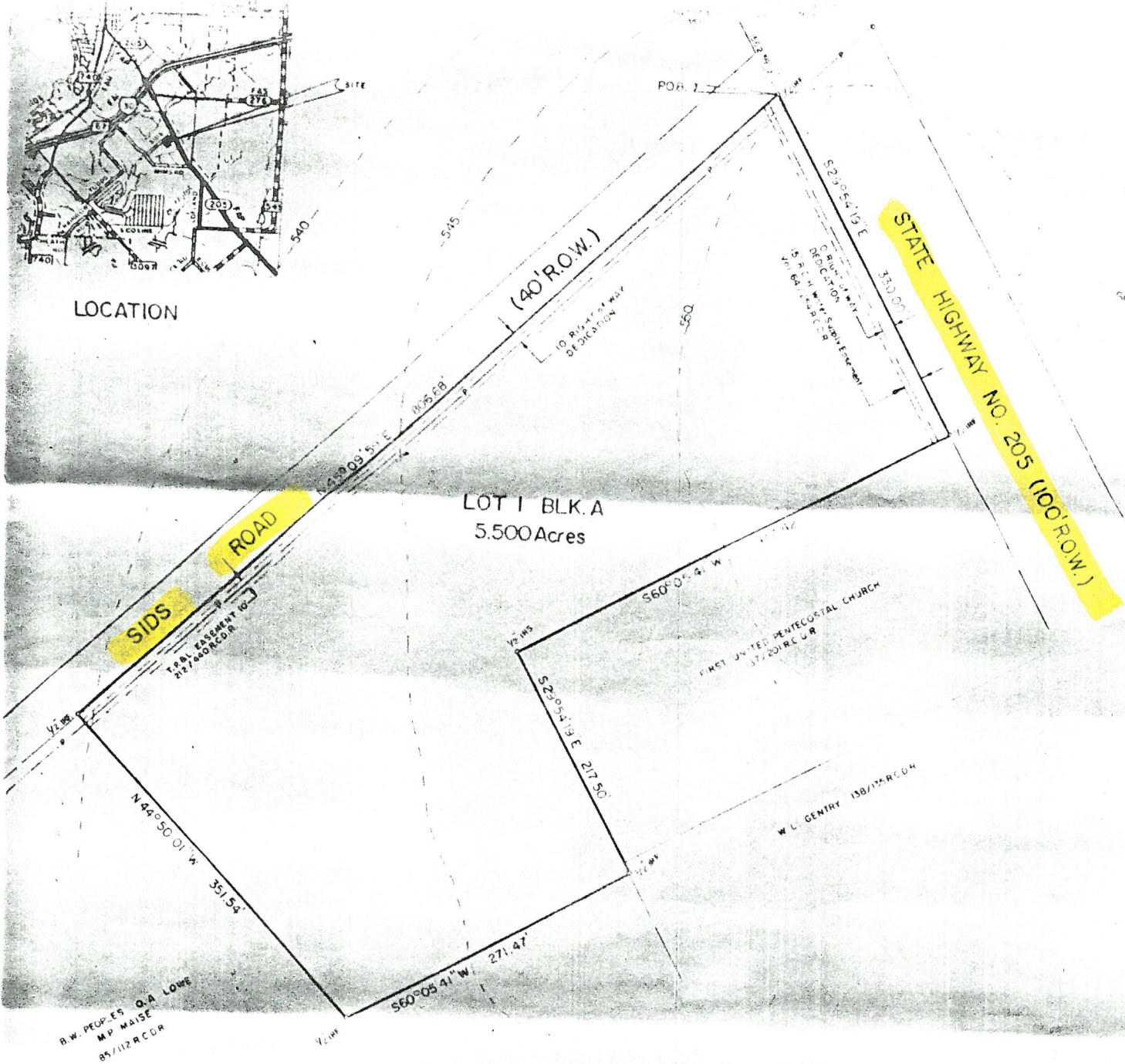
I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.



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



LOCATION



94-19-CUP

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS \_\_\_\_\_, BEING THE OWNER OF A TRACT OF Land in the County of Rockwall, State of Texas, said tract being described as follows:



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 (see attached)

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odis A. Lowe, and M.P. Maise from Clorine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112 Deed Records, Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as a 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the Southwest line of State Highway 205 with the Southeast line of a county road and at the most Northerly corner of said 140.511 acre tract and the North corner of the above mentioned 4.00 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 747.42 feet from an iron rod found at the East corner of that 2.00 acre tract conveyed to William L. Gentry and wife, Betsy Jo, by deed recorded in Volume 138, Page 135, Deed Records, Rockwall County, Texas;

THENCE: South 29 deg. 54 min. 19 sec. East a distance of 330.00 feet along the Southwest line of State Highway 205 to an iron rod set at the East corner of said 4.00 acre tract and the North corner of that 2.00 acre tract conveyed to First United Pentecostal Church by deed recorded in Volume 137, Page 201, Deed Records, Rockwall County, Texas;

THENCE: South 60 deg. 05 min. 41 sec. West a distance of 417.42 feet along the Northwest line of said church tract and the Southeast line of said 4.00 acre tract to a nail set in concrete on the South side of a chain link corner post and at the West corner of said church tract and the North corner of the above mentioned 1.50 acre tract;

THENCE: South 29 deg. 54 min. 19 sec. East, along the Southwest line of said church tract and the Northeast line of said 1.50 acre tract, passing at 208.71 feet the South corner of said church tract and the West corner of said Gentry tract, and continuing a total distance of 217.50 feet along the Southwest line of said Gentry tract to an iron rod set at the East corner of said 1.50 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 199.92 feet from an iron rod found at the South corner of said Gentry tract;

THENCE: South 60 deg. 05 min. 41 sec. West a distance of 271.47 feet along the Southeast line of said 1.50 acre tract to an iron rod found at the South corner of said 1.50 acre tract;

THENCE: North 44 deg. 50 min. 01 sec. West, along the Southwest line of said 1.50 acre tract, passing at 225.08 feet the West corner of said 1.50 acre tract and the South corner of said 4.00 acre tract, and continuing a total distance of 351.54 feet along the Southwest line of said 4.00 acre tract to an iron rod set at the West corner of said 4.00 acre tract and on the Southeast line of said County Road;

THENCE: North 45 deg. 09 min. 59 sec. East a distance of 806.68 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the Point of Beginning and containing 5.50 acres of land.





## EXHIBIT A

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odis A. Lowe, and M.P. Maise from Clorine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112 Deed Records, Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as a 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE: North 45 deg. 09 min. 59 sec. East a distance of 806.68 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the Point of Beginning and containing 5.50 acres of land.

FILED FOR RECORD 8<sup>th</sup> DAY OF September A.D., 1983, at 9:30 A.M.  
 RECORDED 12<sup>th</sup> DAY OF September A.D., 1983.  
 JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.  
 BY: Sherry Harrell, DEPUTY.

**JAMES HELWIG & SON, INC.**  
P.O. BOX 1390  
ROCKWALL, TEXAS 75087

August 16, 1994

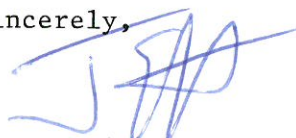
Planning And Zoning Commission  
Rockwall, Texas

Dear P & Z,

The business has grown to the point where 24 hour operations are necessary (security is also an issue). We have had several costly break-ins to the trucks that are parked on the lot. It seems that these incidents are happening overnight.

I believe that someone being here 24 hours a day will alleviate most of this.

Sincerely,



James Helwig  
President

cc: JH/dw



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

**AGENDA**  
**PLANNING & ZONING COMMISSION MEETING**  
**205 W RUSK**  
**SEPTEMBER 8, 1994**  
**7:00 P.M.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES FOR AUGUST 11, 1994**

**III. PUBLIC HEARINGS**

94-16-PP/Z            Hold Public Hearing and Consider Recommending Approval of a request from Homeplace for a Preliminary Plat and an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-7.8} and a zoning change from "A" {Agricultural} to "PD-3" {Planned Development-3} SF-10 / SF-7.8 for Random Oaks at the Shores

94-18-PP/Z            Hold Public Hearing and Consider Recommending Approval of a request from Whittle Development for an amendment to "PD-5" {Planned Development-5} changing the Land Use from "GR" {General Retail} to "SF-6" {Single Family-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            Hold Public Hearing and Consider Recommending Approval of 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            Hold Public Hearing and Consider Recommending Approval for a request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

**IV. PLATS / SITE PLANS**

93-51-FP            Discuss and Consider Recommending 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.

94-11-FP            Discuss and Consider Recommending 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.

94-17-FP            Discuss and Consider Recommending 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



Planning And Zoning Meeting Minutes  
September 8, 1994

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**I. CALL TO ORDER**

10 The meeting was called to order by Van Ewing, acting Chairman at 7:00 p.m with the following members present; Art Ruff, Ross Ramsay, Terry Raulston, and Ginger Baugh. Pat Friend and David Hairston were absent.

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

15 Mr. Ruff made a motion to approve the minutes with corrections made.  
Mr. Ramsay seconded the motion. The motion was voted on and passed unanimously.

**III. PUBLIC HEARING**

20 94-16-PP/Z Hold Public Hearing and Consider Recommending Approval of a request from Homeplace for a Preliminary Plat and an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-7.8} and a zoning change from "A" {Agricultural} to "PD-3" {Planned Development-3} SF-10 / SF-7.8 for Random Oaks at the Shores

25 Mr. Douphrate outlined the request, recommending approval of the Preliminary Plat, both PD amendments, and zoning change provided several conditions are met.

Mr. Ruff removed himself from the meeting citing a conflict of interest.

30 Mr. Ewing opened the Public Hearing.

Pat Atkins, applicant asked the Commission to approve the request.

35 Earl Sloan, 1485 Plummer asked about deed restrictions.

Milton Wittig, 1160 Ridge Road West asked about average lot size.

Gerg Barz, 222 Quail Run Road asked about needed repairs to Quail Run Road.

40 Mr. Ewing closed the Public Hearing.

After much discussion Mr. Ramsay made a motion to approve the request from Homeplace for an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-

7.8} for Random Oaks at the Shores. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

5 Mr.Ramsay made a motion to approve the Preliminary Plat for 75 lots in the Shores Addition with the following conditions;

1.The Plat is to reflect a drainage right-of-way along the drainway. The exact width will be determined by staff prior to the submittal of the Final Plat.

10 2.The applicant will be required to design and construct a deceleration/left turn lane and review the possibility of the need for traffic light. The design once submitted to the City will be sent to the Texas Department of Transportation for review and approval.

15 3. The applicant will be required to escrow funds to improve 1/2 of Quail Run Road which fronts the proposed development.

4. The applicant will be required to upgrade the undersized drainage structures under Quail Run Road in order to handle the increase in runoff caused by the proposed development.

20 5. The applicant will also be required to pay a portion of the prorata water line agreement which is attached for reference. The amount equates to \$14,169.06.

25 6. The applicant shall also be required to provide a stone or masonry screening wall along Ridge Road West and SH-205.

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

Mr.Ruff returned to the meeting.

30 94-18-PP/Z Hold Public Hearing and Consider Recommending Approval of a request from Whittle Development for an amendment to "PD-5" {Planned Development-5} changing the Land Use from "GR" {General Retail} to "SF-6" {Single Family-6} and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

35 Mr.Douphrate outlined the request recommending denial until several conditions are met.

Mr.Ewing opened the Public Hearing.

40 Rob Whittle, applicant asked the commission to approve the request.

Mr.Ruff asked if Mr.Whittle agreed to a 30 day waiver in order to have the conditions met.

Mr.Whittle agreed to the 30 day waiver.



Mr.Crumbley, 2000 N.Goliad asked that the request be approved.

Mr.Ewing closed the Public Hearing.

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Mr.Ramsay made a motion to table this request until the September 29,1994 Planning and Zoning Workshop. Mr Raulston seconded the motion. The motion was voted on and passed unanimously.

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94-19-CUP Hold Public Hearing and Consider Recommending Approval of 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.

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Mr.Douphrate outlined the request and recommended approval.

Mr.Ewing opened the Public Hearing.

James Helwig, applicant addressed the Commission asking for approval of the request.

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Mr.Ewing closed the Public Hearing.

After much discussion Mr.Ruff made a motion to approve the 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 with the condition to review the CUP in 2 years.

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

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94-20-RP Hold Public Hearing and Consider Recommending Approval for a request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

Mr.Douphrate outlined the request recommending approval.

Mr.Ewing opened the Public Hearing.

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Charles Moore,312 Lakeshore asked the Commission to explain the request.

Mr.Ewing closed the Public Hearing.

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Mr.Raulston made a motion to deny the request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White due to the fact that the applicant was not present at the hearing.

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

08/6/94

**IV. PLATS / SITE PLANS**

5 93-51-FP Discuss and Consider Recommending 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 Shadydale Lane.

Mr.Douphrate outlined the request recommending approval.

10 Harold Evans, applicant representative asked the Commission to approve the request.

Mr.Ruff made a motion to approve the request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadydale Lane with the following conditions;

15 Include all of the proposed utility easements on the plat.

The applicant needs to show the right-of-way dedication of all public streets.

20 Provide for an access easement onto Shadydale from Old Meadow.

Escrow funds to improve 1/2 the width of Shadydale of which fronts the proposed development.

The applicant is to provide for improvements for a deceleration lane along FM-740.

25 Reduce the side yard building lines of Lot 6 and 26 to 15 feet.

Indicate "Final Plat" in the title block.

30 The Plat is approved contingent upon approval of the Final engineering review.

The applicant will be required to provide park funds in accordance with the City's Subdivision Ordinance.

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

94-11-FP Discuss and Consider Recommending 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.

40 Mr.Douphrate outlined the request recommending approval after several conditions are met.

After much discussion, Mrs.Baugh made a motion to approve the 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 with the following conditions;



Indicate on the Plat the 100 year flood plain delineation with the finish floor elevations being two feet of the base flood elevation.

All utility easements must be shown on the Plat.

Correct the clerical error in the legal description on the Plat.

Provide notation that no fence encroachment may occur with Block B drainage easement.

The applicant is to provide for an emergency entrance way into the proposed development preferably at the alleyway between Lots 21 and 22 of Block D.

The applicant is to provide a detail of the type of screening wall required along Yellowjacket.

The City accept either \$13,000.00 cash or contract with Terra Services, Inc. providing for clearance of all the underbrush under the City's direction.

Pulte provide disclosures to all property owners adjacent to park that park land exit exist behind property.

The Final Plat contingent upon approval of the Final engineering review.

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

94-17-FP                      Discuss and Consider Recommending 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

Mr. Douphrate outlined the request recommending approval.

After much discussion Mr. Ruff made a motion to approve the 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 with the following conditions;

The applicant submit a complete which included the owner's certificate and legal description.

Provide all utility easements on the Plat.

The Plat be approved subject to Final engineering approval

Temporary alley exit on Midnight Pass.

"Final Plat" be written on the Plat.

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

V.            ADJOURNMENT

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There being no further business to come before the Commission, the meeting was adjourned at 10:00 p.m.

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**ATTEST:**

**APPROVED:**

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

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

# MINUTES OF THE ROCKWALL CITY COUNCIL SEPTEMBER 19, 1994

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## Call to Order

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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

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- 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.

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

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## Appointments/Plans/Public Hearings

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

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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

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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 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 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

70 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 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

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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.

11 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**



140 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  
145 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  
150 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.

155 **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.**

160 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  
165 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  
170 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.  
175 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.

180 **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  
190 plat 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  
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  
195 Phase II located on the East side of SH-205, North of Harris Height Addition**

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.

### 2 **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  
330 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  
335 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.

**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.  
3 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  
350 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.

**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.

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

360 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  
365 regarding Caughron vs. City of Rockwall.

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:

  
Mayor

390 ATTEST:

  
City Secretary

# MINUTES OF THE ROCKWALL CITY COUNCIL OCTOBER 3, 1994

5

## 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



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

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 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.

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

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

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

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 successful in collecting on these citations. Council Member White requested information regarding the trends and corresponding activities in 1993 and 1994.

### **Action/Discussion Items**

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

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**



185

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 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.

190

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.

**Adjournment**

210

The meeting adjourned at 9:50 p.m.


APPROVED:

215

  
Mayor

ATTEST:

220

  
City Secretary



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 James Helwig and Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad 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
Denise LaRue, Community Development Coordinator

Case No. PZ-94-19-Z

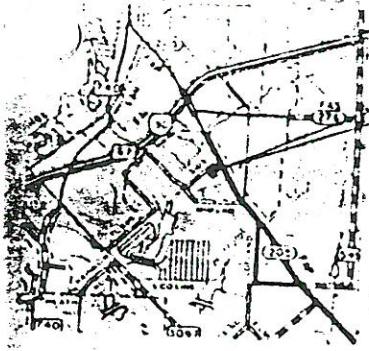
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

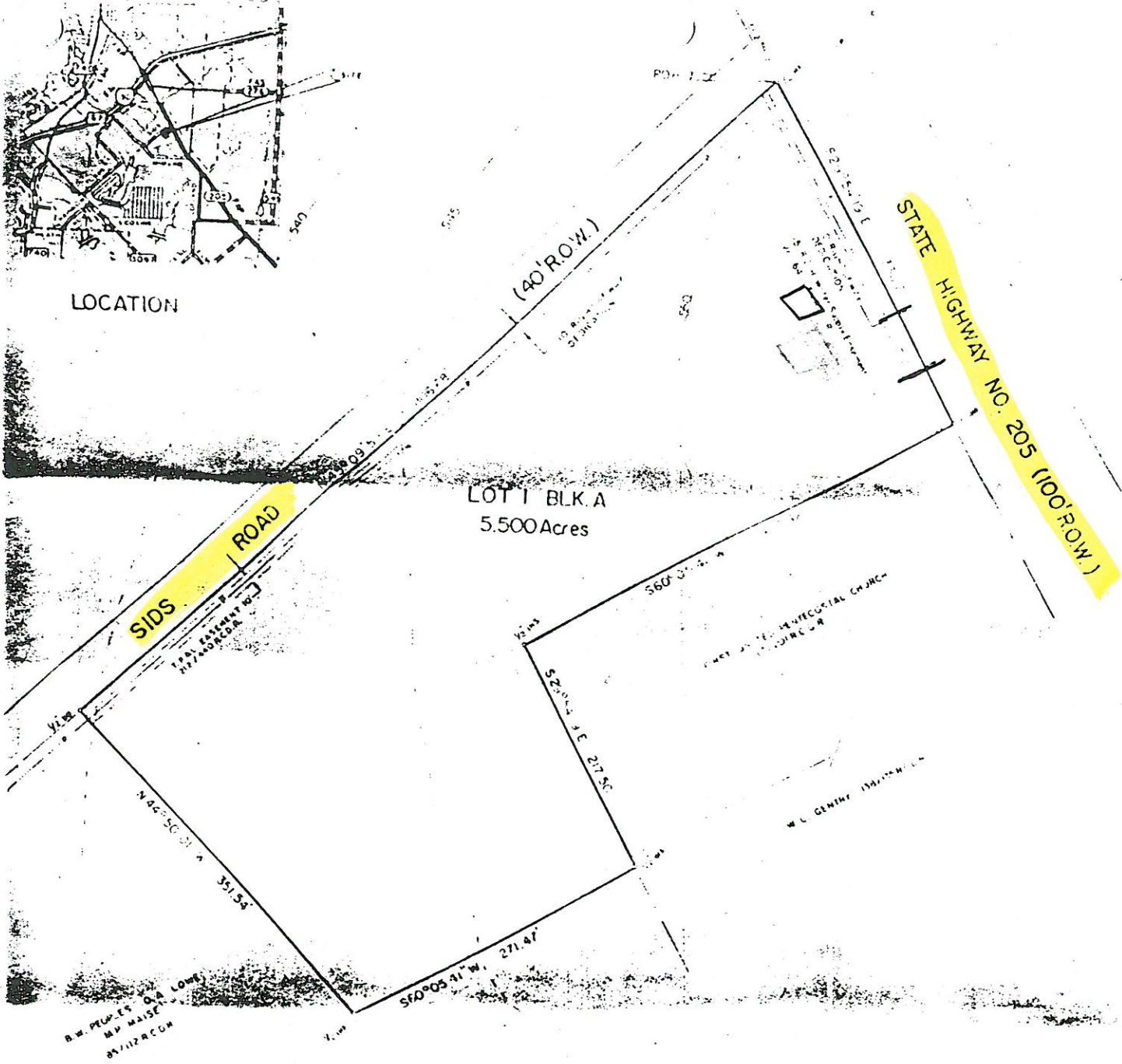
- 1.
2.
3.

Signature

Address



LOCATION



18' by 70'

Juching Co.

94-19-CUP

STATE OF TEXAS  
COUNTY OF ROCKWALL

SHERIFFS

Rockwall, State of Texas

OWNER'S CERTIFICATE

BEING THE OWNER OF A TRACT OF LAND

94-A-CUP Helwig

CAMBRIDGE COMPANIES  
17440 DALLAS PARKWAY #103  
DALLAS, TEXAS 75287

EDWARD TOMLINSON  
3605 BROADWAY  
GARLAND, TEXAS 75043

FIRST UNITED PENTECOSTAL CHURCH  
BOX 776  
ROCKWALL, TEXAS 75087

WILLIAM GENTRY  
2682 S GOLIAD  
ROCKWALL, TEXAS 75087

WAYCO DEVELOPMENT INC  
540 BUFFALO WAY  
ROCKWALL, TEXAS 75087

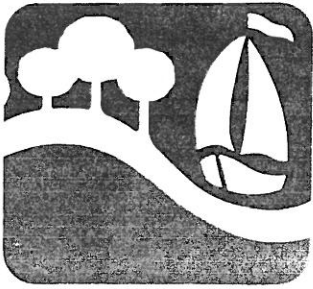
GLEN BURKS  
1005 SIDS ROAD  
ROCKWALL, TEXAS 75087

JUANITA MYERS  
2611 ROCHELL  
ROCKWALL, TEXAS 75087

ROBERT LOFLAND  
995 SIDS ROAD  
ROCKWALL, TEXAS 75087

ROCKWALL INVESTMENT GROUP  
103 N FIRST  
ROCKWALL, TEXAS 75087





# CITY OF ROCKWALL

"THE NEW HORIZON"

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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  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-19-Z

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

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

- 1.
- 2.
- 3.

Wayco Dev. Inc.  
Signature WFW  
Address 540 Buffalo Way  
Rockwall Tx 75087