

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-40-Z Filing Fee \$810.00 Date November 18, 1994

Applicant EMBREY ENTERPRISES, INC. Phone 214/620-0242

Mailing Address 2653 Tarna Drive
Dallas, Texas 75229

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.)¹

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

PD-13 District Classification to
PD Single Family District Classification for
for the following reasons: (attach separate sheet if necessary)

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

Status of Applicant:² Owner X Tenant _____
Prospective Purchaser _____

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

Signed James L. Embrey
By: James L. Embrey

NOTE:

¹The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

²If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

94-40-2



TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4066

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

November 18, 1994

Mr. Bruce Hanby
CITY OF ROCKWALL
205 W. Rusk
Rockwall, Texas 75087

Re: **WINDMILL RIDGE ESTATES
ROCKWALL, TEXAS**

Dear Mr. Hanby:


We are enclosing the following covering the subject project:

1. Application for Zoning Change
2. Submittal Check in the Amount of \$810.00
3. Boundary Survey
4. Legal Description
5. Tract Map
6. Concept Plan

If you have any questions or if you need additional information, do not hesitate to contact our office.

Sincerely,

TIPTON ENGINEERING, INC.



Pat Atkins
President

PA:ea

Enclosures

ZONING EXHIBIT WINDMILL RIDGE ESTATES

65.79 ACRES ~ 255 LOTS

60' x 110' Typical Lot
ROCKWALL, TEXAS

SCALE: 1"=100' ~ DATE: 11-16-94

~ OWNER ~

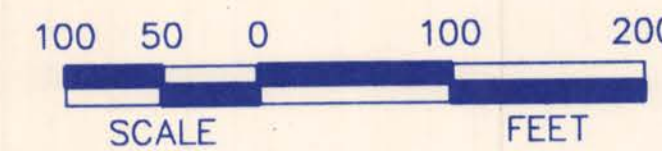
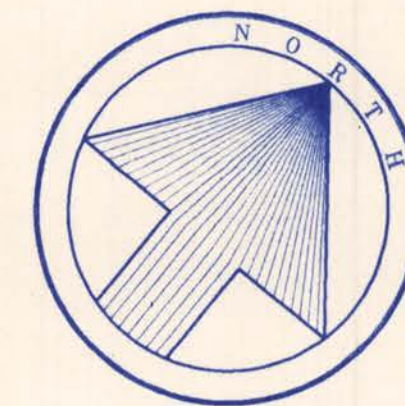
TOMMY GOFF

2653 TARNA ROAD ~ DALLAS, TEXAS 75229

~ ENGINEER ~

TIPTON ENGINEERING, INC.

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043



WINDMILL RIDGE ESTATES No. 3A
Cabinet B, Slide 300

DELTA = 23°00'01"
RADIUS = 700.00'
TANGENT = 142.42'
LENGTH = 281.00'
CHORD = 279.12'
CHD BRG = N 04°00'00" E

DELTA = 17°59'58"
RADIUS = 400.00'
TANGENT = 63.35'
LENGTH = 125.66'
CHORD = 125.14'
CHD BRG = N 06°30'01" E

WINDMILL RIDGE ESTATES
Cabinet B, Slide 26

DELTA = 35°04'46"
RADIUS = 360.00'
TANGENT = 113.78'
LENGTH = 220.41'
CHORD = 216.98'
CHD BRG = N 26°53'41" E

Approximate 100 Year Flood Plain Area
Zone A Per FIRM (Flood Insurance Rate Map)
Rockwall County, Texas
Map Number 480547 0005 C.
Revised Date June 16, 1992.

20' Sewer Egmt.

EXISTING PD-13

344 DUPLEX UNITS
35' x 110' Typical Lot
LOCAL RETAIL
0.75 ACRES

PROPOSED ZONING

255 SINGLE FAMILY UNITS
60' x 110' Typical Lot
Min. Lot Width 60'
Min. Lot Depth 100'
Min. Front Yard 25'
Min. Rear Yard 15'
Min. Side Yard 5'
Min. Side Yard 15'
(adjacent to street)
Min. House S.F. 1,400
Maximum Coverage 35%
Maximum Height 2 1/2
Min. Lot S.F. 6,600
Avg. Lot S.F. 7,000

File Copy

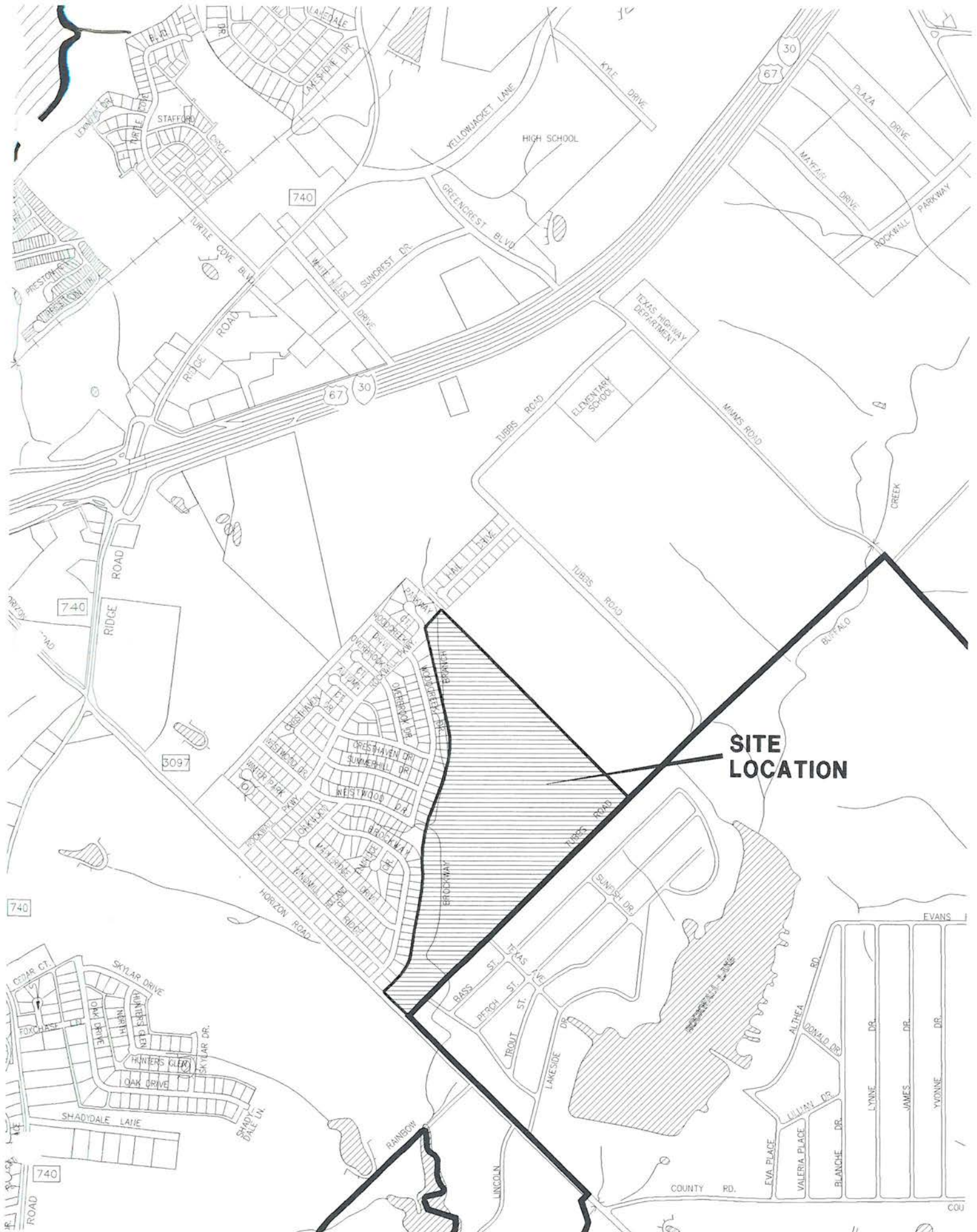
94-40-2

PROPOSED 40' R.O.W. DEDICATION

ROAD

2644.06'

ROCKWALL LAKE ESTATES No. ONE
Cabinet B, Slide 241



**SITE
LOCATION**

94-402

FIELD NOTES

4066fn.df

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being part of that same tract of land conveyed to Forney Land Development Corporation by Deed recorded in Volume 70, Page 461 of the Deed Records of Rockwall County, Texas (DRRCT) and being more particularly described as follows:

BEGINNING at a point in the Northeast right-of-way line of F.M. 3097 and the centerline of Tubbs Road a county road;

THENCE, N 45° 34' 00" W, a distance of 307.00 feet to the Southeast corner of Windmill Ridge Estates, an addition to the City of Rockwall recorded in Cabinet B, Page 26 (DRRCT);

THENCE, along said Windmill Ridge Estates the following:

N 44° 26' 00" E, a distance of 185.00 feet;

Around a tangent curve to the left having a central angle of 35° 04' 46", a radius of 360.00 feet and a chord bearing of N 26° 53' 41" E, an arc distance of 220.41 feet to the Southeast corner of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall recorded in Cabinet B, Slide 156 (DRRCT);

THENCE, along said Windmill Ridge Estates No. 2A the following:

N 09° 21' 18" E, a distance of 595.54 feet;

N 02° 30' 00" W, a distance of 164.24 feet to the Southeast corner of Windmill Ridge Estates No. 3A, an addition to the City of Rockwall recorded in Cabinet B, Slide 300 (DRRCT);

THENCE, along said Windmill Ridge Estates No. 3A the following:

N 15° 30' 00" E, a distance of 636.65 feet;

Around a tangent curve to the left having a central angle of 23° 00' 01", a radius of 700.00 feet and a chord bearing of N 04° 00' 00" E, an arc distance of 281.00 feet;

N 07° 30' 00" W, a distance of 806.90 feet to the corner of 67.1553 acre tract conveyed Shepherd Place Homes, Inc. as recorded in Volume 917, Page 188 (DRRCT);

THENCE, N 44° 20' 09" E, a distance of 202.28 feet to the Southwest line of a tract

conveyed to Wilma Maynard ET.AL recorded in Volume 131, Page 488 (DRRCT);

THENCE, S 44° 19' 59" W, a distance of 2644.06 feet along said centerline of Tubbs Road to the Place of Beginning with the subject tract containing 65.79 acres of land.

Rezoning

No 032935



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

(214) 771-7700

Cash Receipt

Name James Patrick Date 11/18/94

Mailing Address _____

Job Address Windmill Ridge Permit No. _____

Check 1026 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	810-	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN		<u>810-</u>	TOTAL OF COLUMN		
TOTAL DUE		<u>810-</u>	Received by <u>OSP</u>		

ZONING EXHIBIT WINDMILL RIDGE ESTATES

65.79 ACRES ~ 255 LOTS

60' x 110' Typical Lot
ROCKWALL, TEXAS

SCALE: 1"=100' ~ DATE: 11-16-94

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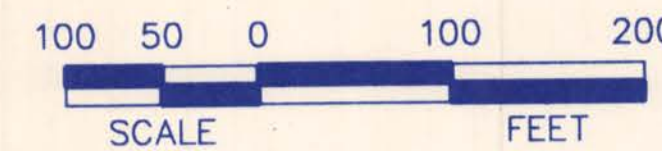
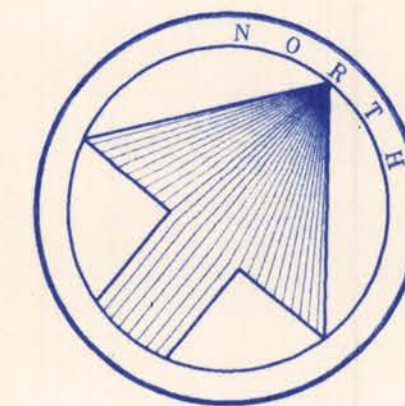
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~ ENGINEER ~

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Rockwall County, Texas
Map Number 480547 0005 C.
Revised Date June 16, 1992.

EXISTING PD-13

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35' x 110' Typical Lot
LOCAL RETAIL
0.75 ACRES

PROPOSED ZONING

255 SINGLE FAMILY UNITS
60' x 110' Typical Lot
Min. Lot Width 60'
Min. Lot Depth 100'
Min. Front Yard 25'
Min. Rear Yard 15'
Min. Side Yard 5'
Min. Side Yard 15'
(adjacent to street)
Min. House S.F. 1,400
Maximum Coverage 35%
Maximum Height 2 1/2
Min. Lot S.F. 6,600
Avg. Lot S.F. 7,000

File Copy

94-40-2

PROPOSED 40' R.O.W. DEDICATION

ROAD

2644.06'

ROCKWALL LAKE ESTATES No. ONE
Cabinet B, Slide 241

ROCKWALL LAKE ESTATES # 1

PROPERTY.. OWNER NAME..... ADDRESS..... CITY, STATE ZIP..... LEGAL DESCRIPTION.....

PROPERTY..	OWNER NAME.....	ADDRESS.....	CITY, STATE ZIP.....	LEGAL DESCRIPTION.....
R24308	ZOLNOR ALI ETUX	5260 POOKS HILL RD	BETHESDA , MD 20814	282, 345 TROUT RD ROCKWALL LAKE EST #1, BLOCK B, LOT
R24309	ZOLNOR ALI ETUX	5260 POOKS HILL RD	BETHESDA, MD 20814	283, 343 TROUT RD ROCKWALL LAKE EST #1, BLOCK B, LOT
R24310	BAZEWICZ RAMONA J	339 TROUT RD	ROCKWALL, TX 75087	284, 341 TROUT RD ROCKWALL LAKE EST #1, BLOCK B, LOT
R24311	HAPPY COUNTRY HOMES OF P O BOX 610 TEXAS		ROCKWALL, TX 75087	285, 339 TROUT RD ROCKWALL ESTATES SEC 1 LOT 286 BLK B 337 TROUT RD
R24312	HAPPY COUNTRY HOMES OF P O BOX 610 TEXAS		ROCKWALL, TX 75087	ROCKWALL ESTATES SEC 1 LOT 287 BLK B 335 TROUT RD
R24313	HAPPY COUNTRY HOMES OF P O BOX 610 TEXAS		ROCKWALL, TX 75087	ROCKWALL ESTATES SEC 1 LOT 288 BLK B 333 TROUT RD
R32776	✓ JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 1
R32777	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 2
R32778	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 3
R32779	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 4
R32780	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 5
R32781	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 6
R32782	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 7
R32783	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 8
R32784	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 9
R32785	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 10
R32786	PETREE DONALD	648 ALETHA RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 11
R32787	JAMES GEORGE F II	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 12
R32788	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 13
R32789	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 14
R32790	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 15
R32791	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 16
R32792	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 17
R32793	JAMES GEORGE F/LOIS & THOMAS	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 18
R32794	STRAWN JEREMY S & CHAR LOTTE	663 ALTHEA RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 19
R24314	JAMES GEORGE F II	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 600
R24315	JAMES GEORGE F II	312 DARTBROOK	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 601 BL K C
R24316	HAPPY COUNTRY HOMES OF P O BOX 610 TEXAS		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 602 BL K C

PROPERTY.. OWNER NAME..... ADDRESS..... CITY, STATE ZIP..... LEGAL DESCRIPTION.....

R24370	MILLER ROBERT L ETUX A P O BOX 717 DOLYA		ROCKWALL, TX 75087	E 25'-661 BLK C 409 PERCH RD ROCKWALL LAKE EST #1, BLOCK C, LOT 1/2 661 & 1/2 662
R24371	ABDOO MICHAEL	405 PERCH RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 663 & 1/2 DF 662 BLK C 405 PERCH RD
R24372	ABDOO MICHAEL E ET UX	405 PERCH RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 664 BL K C 403 PERCH RD
R24373	GUSKY JOHN G JR ETUX D 2875 RED VALLEY RUN LGA		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 665 & PT 666 BLK C 665 ALTHEA ROAD
R24374	KNIGHT SHARON LEE & DA 667 ALTHEA DR LE KNIGHT		ROCKWALL, TEXAS 75087	ROCKWALL LAKE EST SEC #1 LOT NE 1/2 666 BLK C
R24375	KNIGHT SHARON LEE & DA 667 ALTHEA DR LE KNIGHT		ROCKWALL, TEXAS 75087	ROCKWALL LAKE EST SEC #1 LOT 667 BL K C
R24376	LEATHERS TIMOTHY M & H 669 ALTHEA RD ARRIET F		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 668 BL K C 668 ALTHEA ROAD
R24377	LEATHERS TIMOTHY M & H 669 ALTHEA RD ARRIET F		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 669 BL K C 669 ALTHEA ROAD
R24378	LEATHERS TIMOTHY M & H 669 ALTHEA RD ARRIET F		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 670 BL K C 670 ALTHEA ROAD
R24379	DAY J F ETUX	671 ALTHEA RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 671
R24380	DAY J F ETUX	671 ALTHEA	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 672
R24382	POWELL ARDIS POWELL	1413 BRIAR HOLLOW LN	GARLAND, TX 75041	ROCKWALL LAKE EST SEC #1 BLK W 16' OF 675 BLK C PERCH RD
R24383	COOPER CAROLYN CRAWFOR 404 PERCH D		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT W 28'- 676 E 32'-675 BLK C 404 PERCH RD
R24384	GAMEZ BRIGIDD & MARIA 406 PERCH ST NATALIA		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT W 40' 677, E 20' 676 BLK C 406 PERCH RD
R24385	BUTLER JACQUIE	408 PERCH RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 678, W 4' 679, E 8' 677 BLK C 408 PERCH R D
R24386	NORWOOD ROBERT WAYNE	515 ROSEWOOD LN	FORNEY, TX 75126	ROCKWALL LAKE EST SEC #1 LOT W 16' 680, E 44' 679 BLK C 410 PERCH RD
R24387	LOVELL PHILIP ETUX	412 PERCH	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT N 32' 680, S 32' 681 BLK C 412 PERCH RD
R24388	KIRK CRAIG STEPHEN	2925 LBJ #188	DALLAS, TX 75234	ROCKWALL LAKE EST SEC #1 LOT 682, W 16' 681 BLK C 414 PERCH RD
R24389	FLEENDR BRADLEY W & BR 416 PERCH ENDA J		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 683 BL K C 416 PERCH ST
R24390	WHITE DAVID H	405 N GOLIAD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 684 BL K C 418 PERCH RD
R24391	MCDONALD BARBARA	ZALINE MCELROY 11409 LANEWOOD CR	DALLAS, TX 75218	ROCKWALL LAKE EST SEC #1 LOT 685 BL K C 523 BASS RD
R24392	AGUILLON JOSE LUIS ETU 521 BASS ST X		ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 686
R24393	✓ BARDIN CLIFTON	714 CURTIS DR	GARLAND, TEXAS 75040	ROCKWALL LAKE EST SEC #1 LOT 687 BL K C 500 BASS RD
R24394	✓ RAMIREZ RAUL	517 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 688 BL K C 517 BASS RD
R24395	✓ AGUILLON JOSE SANTOS E 518 BASS RD TUX		ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 689 BL K C 515 BASS RD
R24396	MCELROY ALINE	11409 LANEWOOD CR	DALLAS, TX 75218	ROCKWALL LAKE EST SEC #1 LOT 690 BL K C 513 BASS RD
R24397	FIKES BARBARA M	BOX 97	ROYSE CITY, TX 75189	ROCKWALL LAKE EST SEC #1 LOT 691 BL K C 511 BASS RD
R24398	RAWLS LYNDA KAY	509 BASS ST	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT

PRINTED IN U.S.A.

PROPERTY... OWNER NAME... ADDRESS... CITY, STATE ZIP... LEGAL DESCRIPTION...

PROPERTY	OWNER NAME	ADDRESS	CITY, STATE ZIP	LEGAL DESCRIPTION
R24399	TYRELL ROBERT & KATHY	507 BASS RD	ROCKWALL, TX 75087	692 ROCKWALL LAKE EST SEC #1 LOT 693 BL K C 507 BASS RD
R24400	TYRELL ROBERT & KATHY	507 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 694 BL K C 507 BASS RD
R24410	✓ JOHNSON DONALD D/BETTY	514 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 704 & 705
R24412	✓ HAPPY COUNTRY HOMES	OF P O BOX 610 TEXAS	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 706 BL K C 518 BASS RD
R24413	HAPPY COUNTRY HOMES	OF P O BOX 610 TEXAS	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 707 BL K C 520 BASS RD
R24414	✓ VANDERHOOF ROBERT & MA RCELLA	522 BASS	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 708
R24415	✓ HAYES JOSEPH & MARILYN	303 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 709
R24416	HAPPY COUNTRY HOMES	OF P O BOX 610 TEXAS	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 710 BL K C COUNTY RD
R24417	HAPPY COUNTRY HOMES	OF P O BOX 610 TEXAS	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 711 BL K C COUNTY RD
R24418	HAPPY COUNTRY HOMES	OF P O BOX 610 TEXAS	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 712 BL K C COUNTY RD
R30957	JOHNSON DONALD D/BETTY	514 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 713
R24419	✓ JOHNSON DONALD D/BETTY	514 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK C, LOT 714
R24427	✓ WHITE TIM	130 GREEN LOOP	ROYSE CITY, TX 75189	ROCKWALL LAKE EST #1, BLOCK D, LOT 401
R24428	WHITE TIM	130 GREEN LOOP	ROYSE CITY, TX 75189	ROCKWALL LAKE EST #1, BLOCK D, LOT 402
R24429	✓ CRAWFORD UTILITY	RT 1 BOX 65-L	ROYSE CITY, TX 75189	ROCKWALL LAKE EST #1, BLOCK D, LOT 403
R24430	✓ STATON PAUL	404 TUBBS ROAD	ROCKWALL, TEXAS 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 404
R24431	✓ MASK MELVIN	406 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL ESTATE SEC # 1 LOT 405-406 BK D 406 TUBBS RD
R24432	✓ TUBBS WILLIAM K/ALICIA GAYLE	408 TUBBS ROAD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 407
R24433	TUBBS WM S	408 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 408, 408 TUBBS RD
R24434	TUBBS WM S	408 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 409, 408 TUBBS RD
R24435	✓ FRAZIER HARRIET A	410 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 410 & 2 5' OF 411 BLK D 410 COUNTRY RD
R24436	✓ RAMIREZ MARTIN	RT 2 BOX 46-2	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 25' OF 411, ALL 412 BLK D 412 TUBBS RD
R24437	✓ REA CHARLES E JR	1013 CROSSBEND RD	PLANO, TX 75023	ROCKWALL LAKE EST #1, BLOCK D, LOT 413
R24438	REA CHARLES E JR	1013 CROSSBEND RD	PLANO, TX 75023	ROCKWALL LAKE EST #1, BLOCK D, LOT 414
R24439	✓ BALLESTEROS JOSE L	415 TUBBS	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 415
R24440	✓ MCLAUGHLIN FRANK & LIN DA	8849 N SHILOH DR	CHESTERLAND, OHIO 44026	ROCKWALL ESTATES SEC #1 LOT 416 BLK D 416 COUNTRY RD
R24441	✓ LEVIN DAVID N & LORI K	417 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 417 BLK D 417 COUNTRY RD
R24442	✓ NOBLE JAMES & LINDA	418 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 418 BLK D 418 COUNTRY RD

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R24443	✓ LEMOS JOSE & CONCEPCIO N	560 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 419 BLK D 560 BASS RD	C #1 LOT 479 BLK
R24444	✓ HUCKBY SAM	% PAUL LAWRENCE RT 1 BOX 209	COMO, TEX 75431	ROCKWALL ESTATES SEC #1 LOT 420 BLK D 558 BASS RD	C #1 LOT 480 BLK
R24445	✓ GUITIERREZ JOEL & MAGD A E	556 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 421	C #1 LOT 481 BLK
R24446	✓ WHITE RALPH	10902 BARBAROSA	DALLAS, TX 75228	ROCKWALL LAKE EST #1, BLOCK D, LOT 422	CTION #1 LOT 482
R24447	WHITE RALPH	10902 BARBAROSA	DALLAS, TX 75228	ROCKWALL LAKE EST #1, BLOCK D, LOT 423	CTION #1 LOT 483 D 447 PERCH RD
R24448	✓ WOODS JOYCE	RT 1	ETHEL, MS 39067	ROCKWALL ESTATES SEC #1 LOT 424 BLK D 550 BASS RD	1, BLOCK D, LOT ' OF 485
R24449	✓ HOMAN BILLY JOE	548 BASS	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 425 BLK D 548 BASS RD	1, BLOCK D, LOT 0' LOT 485
R24450	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 426 BLK D 546 BASS RD	CTION #1 LOT E 2 7 BLK D 453 PERC
R24451	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 427 BLK D 544 BASS RD	C #1 LOT E 10' 4 55 PERCH RD
R24452	✓ CARTER DOCK	3210 CLEARFIELD	SAN ANTONIO, TX 78230	ROCKWALL ESTATES SEC #1 LOT 428 BLK D 542 BASS RD	C #1 LOT 490 BLK
R24453	✓ WILSON NORMA JEAN P	2801 FAIRFAX DRIVE	GARLAND, TX 75041	ROCKWALL ESTATES SEC #1 LOT 429 BLK D 540 BASS RD	C #1 LOT 491 BLK
R24454	✓ MASK MELVIN JR ETUX	538 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 430 & 4 31 BLK D 538 BASS RD	C #1 LOT 492 BLK
R24455	✓ HERNANDEZ JOSE/GRISELD A ATAYDE	534 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 432-433 BLK D 534 BASS RD	C #1 LOT 493 BLK
R24456	✓ TALLENT RICHARD ETUX S USAN	528 BASS STREET	ROCKWALL, TEXAS 75087	ROCKWALL ESTATES SEC #1 LOT 434 BLK D 530 BASS RD	C #1 LOT 494 BLK
R24457	TALLENT RICHARD ETUX S USAN	528 BASS STREET	ROCKWALL, TEXAS 75087	ROCKWALL ESTATES SEC #1 LOT 435 BLK D 528 BASS RD	CTION #1 LOT 495
R24458	WHITE TIM	130 GREEN LOOP	ROYSE CITY, TX 75189	ROCKWALL ESTATES SEC #1 LOT 436 BLK D 526 BASS RD	C #1 LOT 496 BLK
R24459	WATKINS M E	P O BOX 379	FATE, TX 75132	ROCKWALL ESTATES SEC #1 LOT 437 BLK D 527 BASS RD	C #1 LOT 497 BLK
R24460	ACOSTA JUVENTINO & MARIA	529 BASS	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 438 BLK D 529 BASS RD	CTION #1 LOT 498
R24461	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 439 BLK D 531 BASS RD	CTION #1 LOT 499
R24462	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 440 BLK D 533 BASS RD	C #1 LOT 500 BLK
R24463	ZACHARY JOHN	535 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 441 BLK D 525 BASS RD	EC #1 LOT 801 BL
R24464	MCELROY ALINE	11409 LANEWOOD CR	DALLAS, TX 75218	ROCKWALL ESTATES SEC #1 LOT 442 BLK D 537 BASS RD	EC #1 LOT 802 BL
R24465	HANNA LINDA MICHELLE & BILLY D	539 BASS	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK D, LOT 443, 539 BASS RD	1, BLOCK E, LOT
R24466	JAMES GEORGE F ETUX	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 444-445 BLK D 541 BASS RD	EC #1 LOT 804 BL
R24467	JAMES GEORGE F ETUX	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 446 BLK D 545 BASS RD	EC #1 LOT 805 BL
R24468	CHANTACA EMILIANO & MARIA	447 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 447 BLK D 547 BASS DR	EC #1 LOT 806 BL
R24469	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 448 BLK D 549 BASS RD	EC #1 LOT 807 BL
R24470	LEMOS JOSE & CONCEPCIO N	560 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 449 BLK D 551 BASS RD	EC #1 LOT 808 BL
R24471	LEMOS JOSE	560 BASS RD	ROCKWALL, TX 75087	ROCKWALL ESTATES SEC #1 LOT 450 BLK	

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PROPERTY	OWNER NAME	ADDRESS	CITY, STATE ZIP	LEGAL DESCRIPTION
R24529	✓ TUTTLE DAVID C	809 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK E, LOT 809
R24530	✓ HOPPER B R	P O BOX 583	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 810 BL K E 810 COUNTY RD
R24531	✓ KANN LEE A	2334 W VALENCIA DRIVE	FULLERTON, CA 92633	ROCKWALL LAKE EST SEC #1 LOT 811-812 BLK E 811 COUNTY RD
R24532	✓ LAY J C ETUX	813 TUBBS	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 813 BL K E 813 COUNTY RD
R24533	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 814 BL K E 814 COUNTY RD
R24534	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 815 BL K E 815 COUNTY RD
R24535	✓ WELLS MARK ALAN & JANI CE D	2398 DOWELL RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 816 BL K E 816 COUNTY RD
R24536	✓ BORJOS MARIO & MARIA	817 TUBBS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST #1, BLOCK E, LOT 817
R24537	WELLS MARK ALAN & JANI CE D	2398 DOWELL RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 818 BL K E 818 COUNTY RD
R24538	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 819 BL K E 819 COUNTY RD
R24539	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 820 BL K E 820 COUNTY RD
R24540	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 821 BL K E 821 COUNTY RD
R24541	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 822 BL K E 822 COUNTY RD
R24542	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 823 BL K E 823 COUNTY RD
R24543	✓ MOORE WILLIAMS E	604 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOTS 824 & 825 BLK E 604 BASS RD
R24544	MOORE WM E	604 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 826 BL K E 604 BASS RD
R24545	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 827 BL K E 600 BASS RD
R24546	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 828 BL K E 598 BASS RD
R24547	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 829 BL K E 596 BASS RD
R24548	✓ PEARCE PAMELA	594 BASS ROAD	ROCKWALL, TEXAS 75087	ROCKWALL LAKE EST SEC #1 LOT 830 BL K E 594 BASS RD
R24549	WHITE RALPH & MARY ANN	10902 BARBAROSA	DALLAS, TX 75228	ROCKWALL LAKE EST SEC #1 LOT 831 BL K E 592 BASS RD
R24550	WHITE RALPH & MARY ANN	10902 BARBAROSA	DALLAS, TX 75228	ROCKWALL LAKE EST #1, BLOCK E, LOT 832
R24551	✓ GREEN H H ET UX	586 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 833 BL K E 588 BASS RD
R24552	GREEN H H MRS	586 BASS RD	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 834 BL K E 586 BASS RD
R24553	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 835 BL K E 584 BASS RD
R24554	✓ SABOT MALCOLM B	7014 SHIPP RD	ROWLETT, TX 75088	ROCKWALL LAKE EST SEC #1 LOT 836 & 837 BLK E 582 BASS RD
R24555	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 838 BL K E 578 BASS RD
R24556	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	ROCKWALL LAKE EST SEC #1 LOT 839 BL K E 576 BASS RD
R24557	✓ EMBREY BILLY W	320 TRIPP RD	SUNNYVALE, TEXAS 75182	ROCKWALL LAKE EST SEC #1 LOT 840 BL

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PROPERTY..	OWNER NAME..	ADDRESS..	CITY, STATE ZIP..	LEGAL DESCRIPTION..
R24558	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 574 BASS RD ROCKWALL LAKE EST SEC #1 LOT 841 BL
R24559	BURNS JERRY DON ETUX	570 BASS RD	ROCKWALL, TX 75087	K E 572 BASS RD ROCKWALL LAKE EST SEC #1 LOT 842-84
R24560	SMITH W G	566 BASS	ROCKWALL, TX 75087	3 BLK E 566 BASS RD ROCKWALL LAKE EST SEC #1 LOT 844 &
R24561	GRANBERRY JOHN ET UX	562 BASS RD	ROCKWALL, TX 75087	845 BLK E BASS RD ROCKWALL LAKE EST SEC #1 LOT 846 BL
R24562	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 562 BASS RD ROCKWALL LAKE EST SEC #1 LOT 847 BL
R24563	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 565 BASS RD ROCKWALL LAKE EST SEC #1 LOT 848 BL
R24564	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 567 BASS RD ROCKWALL LAKE EST SEC #1 LOT 849 BL
R24565	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 569 BASS RD ROCKWALL LAKE EST SEC #1 LOT 850 BL
R24566	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 571 BASS RD ROCKWALL LAKE EST SEC #1 LOT 851 BL
R24567	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 523 BASS RD ROCKWALL LAKE EST SEC #1 LOT 852 BL
R24568	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 575 BASS RD ROCKWALL LAKE EST SEC #1 LOT 853 BL
R24569	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 577 BASS RD ROCKWALL LAKE EST SEC #1 LOT 854 BL
R24570	POWELL ARDIS POWELL	1413 BRIAR HOLLOW LN	GARLAND, TX 75041	K E 579 BASS RD ROCKWALL LAKE ESTATES SEC #1 LOT W
R24571	NILVI NIRMAL	505 STONEBRIDGE	ROCKWALL, TX 75087	10' 855 BLK E BASS RD ROCKWALL LAKE EST SEC #1 LOT E 40'
R24572	HOOD ELDON D	583 BASS RD	ROCKWALL, TX 75087	855, W 20' 856 BLK E 581 BASS RD ROCKWALL LAKE EST SEC #1 LOT N 30'
R24573	WHITE EUNICE MARIE	585 BASS RD	ROCKWALL, TX 75087	857, E 30' 856 BLK E 583 BASS RD ROCKWALL LAKE EST SEC #1 LOT E 20'
R24574	SARTAIN DOUGLAS P ET U X	587 BASS RD	ROCKWALL, TX 75087	857, W 40' 858 BLK E 585 BASS RD ROCKWALL LAKE EST SEC #1 LOT 859, E
R24575	PADDOCK JAMES W	591 BASS RD RT 3	ROCKWALL, TEXAS 75087	10' 858 BLK E 587 BASS RD ROCKWALL LAKE EST SEC #1 LOT 860 BL
R24576	PADDOCK JAMES	591 BASS RD RT 3	ROCKWALL, TEXAS 75087	K E 591 BASS RD ROCKWALL LAKE EST SEC #1 LOT 861 BL
R24577	MORENO YOLANDA AND FRA NCISCO	595 BASS RD	ROCKWALL, TX 75087	K E 593 BASS RD ROCKWALL LAKE EST SEC #1 LOT 862 BL
R24578	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 595 BASS RD ROCKWALL LAKE EST SEC #1 LOT 863 BL
R24579	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 597 BASS RD ROCKWALL LAKE EST SEC #1 LOT 864 BL
R24580	STRAUSS HAROLD ETUX	105 THISTLE	ROCKWALL, TEXAS 75087	K E 599 BASS RD ROCKWALL LAKE EST #1, BLOCK E, LOT
R24581	RICKMAN V E	355 VISTA CT	DALLAS, TX 75217	865 ROCKWALL LAKE EST SEC #1 LOT 866 BL
R24582	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 603 BASS RD ROCKWALL LAKE EST SEC #1 LOT 871 BL
R24583	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 498 PERCH RD ROCKWALL LAKE EST SEC #1 LOT 872 BL
R24584	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 496 PERCH RD ROCKWALL LAKE EST SEC #1 LOT 873 BL
R24585	HAPPY COUNTRY HOMES OF TEXAS	P O BOX 610	ROCKWALL, TX 75087	K E 494 PERCH RD ROCKWALL LAKE EST SEC #1 LOT 874 BL
				K E 492 PERCH RD

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planning resources group

urban
planning
consultants**MEMORANDUM**

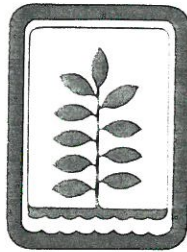
TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-40-Z (Windmill Ridge Estates)
DATE: November 23, 1994

The applicant is requesting approval of a request to rezone a portion of PD-13 from Duplex to SF for Windmill Ridge Estates. This request lessens the density of the area. The proposed single family is consistent with existing single family in the PD as well as the surrounding area.

1. The applicant must provide field verification of the legal description with actual ownership of the property.
2. The proposed lot layout indicates double frontage lots along Tubbs Road. Double frontage lots are discouraged; however, if included it is recommended that lots with double frontage provide increased depth or screening to lessen the impacts imposed by double street frontage.
3. The proposed lot layout indicates three streets, Tubbs Road, an unnamed street running parallel to Tubbs and Brockway Drive all intersecting with F.M. 3097 within close proximity to one another. It is recommended that alternatives to this proposed layout be considered.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinances of the City. Upon satisfying the above comments we would recommend approval of this zoning request.

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



94-40

**NORTH TEXAS MUNICIPAL
WATER DISTRICT**

Regional Service Through Unity

October 15, 1996

Mr. David Tipton
Tipton Engineering, Inc.
6330 Beltline Road, Suite C
Garland, Texas 75043

RE: Windmill Ridge No. 4
Rockwall, Texas

Dear Mr. Tipton:

Reference is made to your letter of October 1, 1996, with Water and Sewer Plan Sheet 13, Survey Plat, and copy of Sewer Easement attached.

The information furnished and your request to relocate a portion of the 21" sanitary sewer line has been reviewed by the NTMWD Staff. Outlined below are the conditions and requirements that must be met for final approval of the proposed relocation of the NTMWD sanitary sewer line.

1. The NTMWD Board of Directors must approve the proposed relocation and the abandonment of the NTMWD easement in the area of the relocation. This item will be placed on the agenda for the October Board meeting scheduled for October 24, 1996. In order for us to put this item on the October 24, 1996 agenda, we request acknowledgment of this letter by October 16, 1996. The Board's approval will be subject to the following requirements and conditions.
 - a. The relocation shall be accomplished at no cost to the NTMWD.
 - b. Granting of equivalent replacement easement by the Owner.
 - c. Review and approval by NTMWD of plans and specifications for the proposed relocation.
 - d. Review and approval by NTMWD of procedures, materials and schedule for tie-in of relocated line to existing manholes.
 - e. The right to observe construction to ensure compliance with the plans and specifications.
 - f. The Owner shall provide a one (1) year warranty on the relocated pipeline.

2. The final plat and property deeds for Block A, Lots 6, 15 thru 20, and 22 thru 32 shall include the following restrictions:

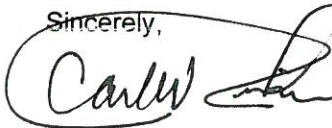
The NTMWD easement restricts the construction of permanent structures, such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping planting that encroach on the NTMWD easement are allowed. However, the NTMWD assumes no responsibility for damage resulting from the need to repair or maintain the NTMWD pipeline. Further, any cost for repair of damages to the NTMWD pipeline resulting from construction by the developer or homeowners will be the responsibility of the developer or homeowner.

Mr. David Tipton
October 15, 1996
Page Two

3. The following note should be included on the construction plans. "The contractor shall contact Mr. Joe Stankiewicz, Engineering Officer, at (972) 442-5405, at least 48 hours prior to performing any work in the vicinity of NTMWD facilities."

Please acknowledge acceptance of the above stated conditions by having an authorized representative of the developer or owner sign in the space provided and return one signed copy for our records. Also, please type the name and title of the authorized representative of the developer or owner.

Copies of the NTMWD construction plans within the limits of Windmill Ridge No. 4 development are attached for your information and use. If you have any questions or need additional information, please contact Mr. Joe Stankiewicz, Engineering Officer, at (972) 442-5405, or my office directly.

Sincerely,


CARL W. RIEHN
Executive Director

CWR:CWW:vh

xc: Dub Douphrate ✓
City of Rockwall

Developer or Owner

Authorized Representative

Title

Date

AGENDA
PLANNING & ZONING COMMISSION WORK SESSION
Rockwall City Hall
205 W Rusk
Tuesday, November 22, 1994
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

94-34-FP A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.

94-35-FP A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.

94-36-FP A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.

94-37-RP A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.

94-38-RP A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.

94-39-SP A request from New England Mutal Life Insurance Co. for an amendment to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpster pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.

94-40-Z A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

94-41-RP A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.

94-42-PP A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.

94-43-FP A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.

94-44-FP A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

III. ADJOURNMENT

94-40

Planning & Zoning Regular Meeting
December 8, 1994

I. CALL TO ORDER

5

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

II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

10

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

15

Mr. Douphrate outlined the request, recommending approval.

20

Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

25

Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free to call or come by his office for further detailed information.

30

Ruff closed the public hearing.

After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

35

III. ACTION ITEMS

94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.

40

Mr. Douphrate outlined the request recommending approval.

Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

50 After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

55 94-34-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

60 Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

65 Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

70 After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

75 94-36-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

80 Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

85 94-44-FP Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.

90 Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

95 94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

100 Mr. Douphrate outlined the request recommending approval.

Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

105 After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

110 An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

115 The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

120 94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

125 Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

130 After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The

135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 V. ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

Recording Secretary

Planning & Zoning Commission Chairman

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: December 19, 1994

Agenda No. V.E.

Agenda Item: PZ-94-40-Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Embrey Enterprises, Inc. for a Change in Zoning for a Portion of PD-13 from Duplex and General Retail to SF for Windmill Ridge Estates and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

Recommendations:

The Planning and Zoning Commission has recommended approval of this request.

Attachments:

1. Copy of Planning and Zoning agenda information.
2. Copy of Ordinance

Agenda Item: PZ-94-40-Z: Embrey Enterprises Inc.

Item No. V.E.

City of Rockwall
City Council Agenda

Agenda Date: December 19, 1994

Agenda Item: **P&Z 94-40-Z** - Hold Public Hearing and Consider Approval of a Request from Embrey Enterprises, Inc., to Amend a Portion of Planned Development 13 (Windmill Ridge Estates) Changing the Zoning from Duplex and General Retail to SF Single Family Residential Lots Providing a Minimum Lot Size of 6,600 Square Feet.

Item Presented By: Embrey Enterprises, Inc.

Action Needed: Hold Public Hearing and Consider Approval to Amend a Portion of the PD Zoning.

Background Information: The applicant is requesting to amend the current zoning of the undeveloped portion of PD-13 from duplex and general retail classification to single family residential with a minimum lot size of 6,600 square feet. This proposed zoning change reflects the lower density which exists today in the developed portions of Windmill Ridge. The applicant has revised the concept plan originally submitted at the P&Z Worksession to show a cul-de-sac adjacent to FM 3097. The applicant requests a temporary access drive from the cul-de-sac to FM 3097 so that the lots can be marketed effectively. This request can be outlined in a facilities agreement where the temporary access drive will be removed when FM 3097 is improved or when 80% of the lots in the development are permitted for housing construction. The applicant also plans to provide a screening wall along Tubbs Road. The applicant will be required to dedicate 40 feet of right-of-way along Tubbs and construct 2 lanes of the ultimate 4 lanes required for the expansion of Tubbs Road.

Recommendation: The Commission recommends approval of the request.

Attachments:

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

Agenda Item: P&Z 94-40-Z



planning resources group

urban
planning
consultants**MEMORANDUM**

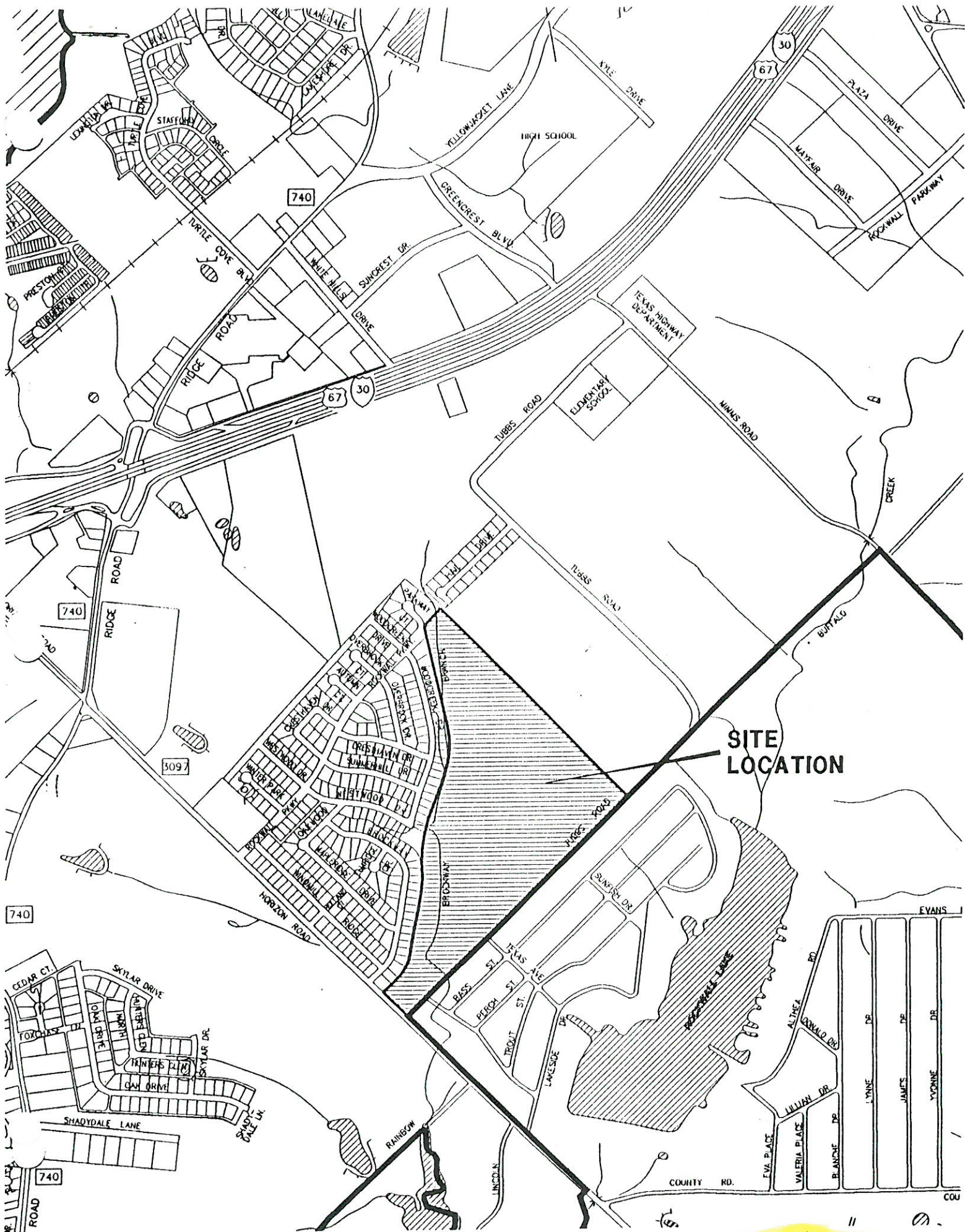
TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-40-Z (Windmill Ridge Estates)
DATE: November 23, 1994

The applicant is requesting approval of a request to rezone a portion of PD-13 from Duplex to SF for Windmill Ridge Estates. This request lessens the density of the area. The proposed single family is consistent with existing single family in the PD as well as the surrounding area.

1. The applicant must provide field verification of the legal description with actual ownership of the property.
2. The proposed lot layout indicates double frontage lots along Tubbs Road. Double frontage lots are discouraged; however, if included it is recommended that lots with double frontage provide increased depth or screening to lessen the impacts imposed by double street frontage.
3. The proposed lot layout indicates three streets, Tubbs Road, an unnamed street running parallel to Tubbs and Brockway Drive all intersecting with F.M. 3097 within close proximity to one another. It is recommended that alternatives to this proposed layout be considered.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinances of the City. Upon satisfying the above comments we would recommend approval of this zoning request.

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



**SITE
LOCATION**

94-402

FIELD NOTES

4066fld.wp31

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, the subject tract being part of the 149.97 acre tract of land conveyed by Southern Methodist University to Embrey Enterprises, Inc., Trustee according to the deed recorded in Volume 158, Page 481 of the Deed Records of Rockwall County, Texas, (DRRDCT), the subject tract being more particularly described as follows;

BEGINNING at a point located on the Northeasterly line of Farm to Market Road No. 3097 and the Southerly corner of Windmill Ridge Estates Section "A" Installment One, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 26 of the Map Records of Rockwall County, Texas (MRRCT), a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found on the Northwesterly line of Brockway Drive bears N 45° 30' 45" W, a distance of 160.22 feet;

THENCE, N 44° 26' 22" E, along the Easterly line of said Windmill Ridge Estates Section "A" Installment One, a distance of 185.46 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Continuing along said Windmille Ridge Estates Section "A" Installment One Easterly line and along the Easterly line of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 156 (MRRCT) and around a tangent curve to the Left having a central angle of 35° 04' 42", a radius of 360.00 feet and a chord bearing of N 26° 54' 01" E, an arc distance of 220.40 feet to a 1/2" iron pin found at corner;

THENCE, N 09° 21' 40" E, along said Windmill Ridge Estates No. 2A, Easterly line and passing over a 3/8" iron pin found at a distance of 515.77 feet and continuing 79.77 feet, making a total distance of 595.54 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears S 87° 51' 13" W, a distance of 0.76 feet;

THENCE, 02° 29' 38" W, continuing along said Windmill Ridge Estates No. 2A Easterly line part of the way and along the Easterly line of Windmill Ridge Estates No. 3, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 300 (MRRCT), a distance of 246.65 to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Along the said Windmill Ridge Estates No. 3 Easterly line, the following;

Around a non-tangent curve to the Right having a central angle of 17° 59' 13", a radius of 400.00 feet and a chord bearing of N 06° 48' 00" E, an arc distance of 125.57 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 15° 27' 50" E, passing over a 3/8" iron pin found at a distance of 216.59 feet passing over another 3/8" iron pin found at a distance of 516.62 feet and continuing 120.03 feet making a total distance of 636.65 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

Around a non-tangent curve to the Left having a central angle of 23° 00' 01", a radius of 700.00 feet and a chord bearing of N 04° 00' 00" E, an arc distance of 281.00 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 07° 30' 00" W, a distance of 806.90 feet to a point on the centerline of Rockwall Parkway, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 3/8" iron pin found bears S 39° 22' 21" W, a distance of 288.80 feet;

THENCE, N 44° 20' 09" E, leaving said Windmill Ridge Estates No. 3 Easterly line and along an Easterly line of that tract of land conveyed to Shepherd Place Homes, Inc., by the deed recorded in Volume 917, Page 188 (DRRCT), a distance of 202.28 feet to a point on the North easterly line of the previously mentioned Embrey Enterprises, Inc., Trustee 149.97 acre tract, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears N 44° 28' 37" W, a distance of 129.86 feet;

THENCE, S 46° 20' 24" E, along said Embrey Enterprises, Inc., Trustee tract Northeasterly line, a distance of 2094.49 feet to the most Easterly corner of said Embrey Enterprises, Inc., Trustee tract, said corner being located on the Northwesterly line of Tubbs Road (approximately 21.5± ROW) as dedicated by the Road & Street Dedication Plat recorded in Cabinet B, Slide 242 (MRRCT), a 1/2" iron pin set in asphalt pavement at the subject tract most Easterly corner, from which a 1" iron pipe bears N 35° 18' 04" W, a distance of 28.52 feet and a 3/8" iron pin found on the Southeasterly line of said Tubbs Road bears S 42° 33' 00" W, a distance of 667.96 feet;

THENCE, S 44° 23' 31" W, along the Southeasterly line of said Embrey Enterprises, Inc., Trustee tract and the said dedicated Tubbs Road Northwesterly line, a distance of 2645.06 feet to a point on the previously mentioned Farm to Market Road No. 3097 Northeasterly line, said point further being the most Southerly corners of the subject tract and said Embrey Enterprises, Inc., Trustee tract, a 1/2" iron pin set in asphalt pavement at corner, from which a 1/2" iron pin found at the intersection of the Southeasterly line of Tubbs Road and Northeasterly line of Farm to Market Road No. 3097 bears S 45° 30' 45" E, a distance of 20.88 feet;

THENCE, N 45° 30' 45" W, along the said Farm to Market Road No. 3097 Northeasterly line, a distance of 307.00 feet to the **PLACE OF BEGINNING** with the subject tract containing 2,869,127 square feet or 65.8661 acres of land.

Ordinance No. _____

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 81-5 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM DUPLEX LAND USE DESIGNATION AND GENERAL RETAIL LAND USE DESIGNATION TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-13, 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 (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-13 from duplex land use designation and general retail to single family detached residential land use designation was submitted by Embrey Enterprises, Inc. on a tract of land described; 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 Ordinance 81-5 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 Ordinance No. 81-5 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-13" Planned Development District No. 13, on the property described on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 13 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. 13 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. 13, 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 Concept 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-7 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Lot Size - 6,600, with the lots averaging 7,000 sq. feet in size
2. Minimum Front Setback - 25 feet
3. Minimum Side Yard - 5 feet
4. Minimum Dwelling Size - 1,400 sq. feet
5. Maximum Building Height - 32 feet

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 19 day of December, 1994.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading _____

2nd reading _____

MINUTES OF THE ROCKWALL CITY COUNCIL JANUARY 9, 1995

5 Call to Order

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

10

Award Presentation

Kim Cash, representative of American Automobile Association, came forward and presented the City of Rockwall with the Pedestrian Safety Citation Award. Cash stated that no pedestrian fatalities had occurred within Rockwall during the past two years.

15

Open Forum

Mayor Williams opened the public forum. No one came forward to address the Council; the public forum was closed.

20

Consent Agenda

a) Approval of Minutes of December 19, 1994

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b) **PZ-94-40-Z** Consider Approval of Ordinance Granting a Request from Embrey Enterprises, Inc. For a Change in Zoning for a Portion of PD-13 from Duplex and General Retail to SF for Windmill Ridge Estates (2nd reading)

30

Welborn moved for approval of the consent agenda. The motion was seconded by White. Caption was read.

ORDINANCE NO. 94-41

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AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 81-5 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION AND GENERAL RETAIL LAND USE DESIGNATION TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-13, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

45

Motion passed unanimously.

Appointments/Plats/Plans/Public Hearing

50

Appointment with Gary Williamson to Discuss Downtown Parking and Take Any Necessary Action

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Mr. Gary Williamson came forward to address the Council and requested the Council to study the parking situation in the downtown area. He commented that the relocation of the courthouse from the downtown area would effect businesses located in the area. Mr. Williamson stated that this could be an opportunity for the professionals and retail operations located downtown. Mr. Williams stated that an approach needed to be developed to help draw people into downtown Rockwall. He asked that the City along with the Downtown Merchants Association investigate and study the possibilities of increasing the traffic flow downtown and the parking facilities. Welborn requested information if any interest had been show regarding the Main Street program. Williamson stated that the ownership of the buildings in the downtown area had changed and that he felt that the new business owners might be interested in the Main Street program. Williamson stated the participation in the Main Street project must begin with the building owners. White commented that the community must start working together to keep the downtown area alive.

Action/Discussion Items

Discuss and Consider Approving the Purchase of Opticom Equipment and Take Any Necessary Action

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Mark Poindexter, fire chief, requested that the Council approve the purchase of additional opticom equipment for the intersections of FM-740 and I-30. He stated that the cost of the equipment had increased significantly. Additionally, Poindexter stated that TxDOT had approved a traffic signal at FM-740 and Horizon Road. This signalization would require additional opticom equipment at a quoted cost of \$4,875. He requested that these additional funds come out of the fire equipment fund. Couch stated that the total expense for the equipment would be \$12,220, of which \$3,000 had already been spent. White moved approval of the purchase of additional opticom equipment. The motion was seconded by Hatfield, and it passed unanimously.

Discuss and Consider Awarding Contract for Official Publication for the City of Rockwall for the Calendar Year 1995 and Take Any Necessary Action

85

Welborn moved that, as the low bidder, the Rockwall Texas Success be designated as the official publication for the City of Rockwall for the calendar year 1995. The motion was seconded by Hatfield, and it passed unanimously.

90

Discuss and Consider a Resolution Authorizing the City Manager to Submit an Application to the Criminal Justice Division for the Continuation of the Middle/High School D.A.R.E Program and Take Any Necessary Action

Hatfield moved that a resolution authorizing the City Manager to submit an application to the criminal justice division for the continuation of the middle/high school D.A.R.E. program be approved. The motion was seconded by Morgan, and it passed unanimously.

Discuss and Consider Authorizing the Purchase of Computer Imaging Software and Authorizing the Purchase and Installation of Computer Hardware for a Document Management System and Take Any Necessary Action

100

Hatfield requested clarification about the capabilities of the imaging system. Couch reported that a scanner would be part of the package and that documents could be transferred either electronically to the system or scanned into the system. Couch reported that the software would cost \$6,800 and that the hardware necessary to support the system would cost \$11,189. She stated that Lantel had submitted a proposal for the hardware configuration. She indicated that Lantel had installed the City's networking system. Couch stated that several software packages were reviewed. She commented that the recommended software was the best available for a networking environment and would meet the City's needs. Welborn moved that the Council approve the purchase of computer imaging software and the purchase and installation of computer hardware for a document management system. The motion was seconded by White, and it passed unanimously.

105

110

Discuss and Consider Selling General Obligation Bonds to the General Public and Take Any Necessary Action

115

Couch stated that the first reading for the sale of the general obligation bonds would be placed on the January 16, 1995 agenda and the seconding reading on the first meeting in February. Couch commented that over the past several months various people had asked whether or not the City planned to offer the citizens an opportunity to purchase some of the bonds. Couch stated that in the past, the bonds had been sold on a competitive basis. She stated that an underwriter buys the bonds, and often the underwriters have sold the bonds before they actually submit their bid. Couch stated that a local individual, who might have an interest in buying the bonds, would have to go through a broker. Couch reported that since interest had been expressed in offering the bonds to the public, the Council's opinion was being sought to see if the bonds should be offered to the public. Couch stated that the City's recommendation would be to consider a negotiated sale on the bonds rather than a competitive bid sale.

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David Medanich, representative of First Southwest Company, came forward to explain the process to the Council. He stated that most of the previous bond issuances had been done on a competitive bases. He stated that in the opinion of First Southwest a competitive basis would be better. He stated that expressions of interest would be received prior to the sale of bonds. He reported that the bond market was currently very good and that the City would received the best rates on a competitive sale. He stated that if the City chose to sale on a negotiated basis the City would take the risk of receiving a yield which might not be as good. Following Council discussion, Welborn moved that the bonds be sold through a competitive bidding process. The motion was seconded by Morgan, and it passed unanimously.

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135

Adjournment

The meeting adjourned at 7:32 p.m.

145

APPROVED:

Mayor

150

ATTEST:

155

City Secretary

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: May 15, 1995

Agenda No. VIII.C.

Agenda Item: Discuss and Consider Approval of a Developer's Agreement for Windmill Ridge, Phase IV and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

Attachments:

1. Copy of memorandum from Julie Couch
2. Copy of developer's agreement (revised 5/12/95)

MEMORANDUM
May 12, 1995

TO: Mayor and Councilmembers
FROM: Stacey Robbins, City Secretary
SUBJECT: Revisions to Windmill Ridge Phase IV Facilities Agreement

A couple of minor modifications have been made to the facilities agreement. These are identified with () on pages two, three and four.

COWLES & THOMPSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

901 MAIN STREET, SUITE 4000
DALLAS, TEXAS 75202-3793

TELEPHONE (214) 670-1100

FAX (214) 688-0310

CHARLES CORRELLS
(1925-1992)

107 W. WASHINGTON, SUITE 100
P.O. BOX 1127
SHERMAN, TEXAS 75091-1127
TELEPHONE (903) 893-6909

100 WEST ADAMS AVENUE, SUITE 321
P.O. BOX 785
TEMPLE, TEXAS 76503-0785
TELEPHONE (817) 771-2000

ONE AMERICAN CENTER, SUITE 777
209 E. S.E. LOOP 323
TYLER, TEXAS 75701-9684
TELEPHONE (903) 581-5585

PETE ECKERT
(214) 672-2159

May 12, 1995

VIA HAND DELIVERY

Mr. Jerry Russell
9696 Skillman, Suite 205, LB #16
Dallas, Texas 75243

Re: Windmill Ridge, Phase IV
City of Rockwall, Texas

Dear Jerry:

Pursuant to our earlier conversation, enclosed is the revised Facilities Agreement. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Pete Eckert

PE:db
Enclosure
cc:

Julie Couch, City Manager

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

**FACILITIES AGREEMENT
WINDMILL RIDGE PHASE FOUR DEVELOPMENT**

THIS AGREEMENT entered into on the _____ day of _____, 1995, by and between the CITY OF ROCKWALL, TEXAS, hereinafter known as the "City", and _____, hereinafter known as the "Developer."

WITNESSETH:

WHEREAS, the Developer has requested the City to permit the platting and/or development of a tract of land known as Windmill Ridge Phase Four; and

WHEREAS, the City has approved such platting and/or development as being in compliance with all requirements of the Zoning Ordinance and Subdivision Regulations of the City, except as herein agreed upon; and

WHEREAS, the Developer, its vendors, grantees, assigns, successors, trustees, and all others holding any interest now or in the future, agree and enter into this Agreement which shall operate as a covenant running with the land, and shall be binding upon the Developer and its representatives.

NOW, THEREFORE, the City and Developer in consideration of the mutual covenants and agreements contained herein do mutually agree as follows:

Section 1. Zoning, Platting and Site Planning. All property owned by the Developer and located within the limits of the development shall be zoned and platted in accordance with the Zoning Ordinance and Subdivision Regulations of the City before any Building Permit will be issued. The Developer shall dedicate, at no cost to the City, all street rights-of-way, alleys, drainage easements, floodways, and other dedications as required by the City at the time of platting.

Section 2. Public Improvements. All public improvements, including streets, utilities, drainage, sidewalks, street lighting, street signage, and all other required improvements, shall be provided by the Developer, at no cost to the City, unless otherwise provided herein, in accordance with the Subdivision Regulations of the City, and as approved by the City Engineer or his agent. Such improvements shall be installed within all applicable time frames in accordance with the Subdivision Regulations of the City unless otherwise approved herein. Engineering studies, plan/profile sheets, and other construction documents shall be provided for by the Developer at the time of platting as required by the Subdivision

Regulations. Such plans shall be approved by the City Engineer or his agent prior to approval of a Final Plat. Construction of such improvements shall not be initiated until a preconstruction conference has been held regarding the proposed construction.

Construction of all public improvements shall be subject to routine review by the City Engineer, or his agent, to evaluate conformance with the construction plans and City standards and specifications. However, such review and evaluation shall NOT relieve the Developer, its engineer or agent, of its obligations for the design, construction and maintenance of the improvements as set out in this Agreement and other relevant ordinances of the City. Any modification, review or evaluation by the City Engineer shall substantially conform to accepted engineering practices.

The Developer will be responsible for the installation of any required street lighting and for the cost of installation of all street name signs. All required street lighting shall be installed and the City shall be reimbursed for the cost of all street name signs prior to final acceptance of any public improvements, and the issuance of any Building Permits, unless otherwise provided herein.

Upon completion of construction of public improvements as required by this Agreement and as required by the Subdivision Regulations, the Developer shall deliver to the City a reproducible copy of as-built construction plans of the public improvements constructed or engineered by the Developer.

Section 3. Thoroughfares. In conjunction with the platting and development of Windmill Ridge Phase Four, the Developer shall complete the following:

- a. All required rights-of-way shall be dedicated to the City at the time of platting.
- b. In accordance with the City's Subdivision Ordinance, the Developer shall be responsible for escrowing the cost of two lanes of the future six lane roadway, (as property shown on the Master Thoroughfare Plan ("the roadway")) in the amount of \$165,000 and the estimated cost of engineering and survey cost in the amount of \$7,900. The construction cost reflects the Developer's valid bid on the actual construction cost of the roadway. These funds shall be escrowed with the City prior to the acceptance of the subdivision and prior to the issuance of any Building Permits in the subdivision.

- c. If the money placed in escrow, (as required by subsection (b),) with the City is not utilized to construct the roadway within the twenty (20) year period as provided for in the City's Substandard Street Ordinance, or if the alignment of the roadway changes so as to no longer bear any relationship to Developer's property, the money shall be returned to the Developer, its successors or assigns, upon written notice being given to the City. *

Section 4. Utilities.

- a. Water -- All required onsite and offsite water lines and other improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.
- b. Sewer -- All required onsite and offsite sewer lines and other improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permits, unless otherwise approved herein.
- c. Drainage -- All required onsite and offsite improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.

Section 5. Public Facilities to be Provided by the City. The City makes No guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the City to supply water and wastewater services is subject to the City's water and wastewater system capacity. The City shall be the sole judge of the availability of such capacity to supply such water and/or wastewater services, provided, however, that the City will use its best efforts to insure that said water supply and wastewater treatment capacity is available.

Section 6. Fees Paid by the Developer. The Developer and City acknowledge that the required fees for the subdivision have been paid and no other fees are due with the exception of construction overtime, if any, to be paid to the City by the subdivision contractors.

Section 7. Maintenance. Prior to final acceptance of any public improvements, the Developer shall furnish to the City a good and sufficient maintenance bond in the amount of ten percent (10%) of the contract price of such improvements, or in such amount as approved by the City, to indemnify the City against any repairs which may become necessary to any part of the construction work performed in connection with the subdivision and/or development, arising from defective workmanship or materials used therein, for a period of one (1) year from the date of final acceptance of such improvements.

Section 8. Waiver. The Developer expressly acknowledges that by entering into this Agreement, the Developer, its successors, assigns, vendors, grantees, and/or trustees, shall never construe this Agreement as waiving any of the requirements of the Zoning Ordinance or Subdivision Regulations or any other ordinance of the City, except as herein agreed upon.

Section 9. Hold Harmless Agreement. The Developer, its successors, assigns, vendors, grantees, and/or trustees do hereby agree to fully release, indemnify, and hold harmless the City from all claims, suits, judgments, and demands which have accrued or which may accrue because of such development.

Section 10. Amendments. This Agreement may be changed or modified only with the written consent of the Developer and of the governing City Council of the City. Such modification may be requested by either party, but shall not, in any event, be effective unless and until approved by the City Council of the City.

Section 11. Revocation. (In the event the Developer fails to comply with any of the provisions of this Agreement, the City shall be authorized to cease issuance of any further Certificates of Occupancy or Building Permits in Windmill Ridge, Phase IV (the subdivision),) and the City shall be further authorized to file this instrument in the Mechanic's Lien records of Rockwall County as a Mechanic's Lien against the subdivision; and in the alternative, the City shall be authorized to levy an assessment against the subdivision for public improvements to be held as a tax lien against the property by the City. *

Section 12. Continuity. This Agreement shall be a covenant running with the land and shall be binding upon the Developer, its successors, heirs, assigns, grantees, trustees and/or representatives.

Section 13. Severability. The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application thereof to any person or circumstance, should ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The

invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

Section 14. Termination and Release. Upon the satisfactory completion by the Developer and final acceptance by the City of all requirements of this Agreement, this Agreement shall terminate and the City will execute a release of covenant to the Developer, its assigns, successors, grantees, trustees and/or representatives and the City shall file said release in the Rockwall County Deed Records.

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date hereinabove first mentioned.

CITY OF ROCKWALL

By: _____
Julie Couch, City Manager

ATTEST:

City Secretary

DEVELOPER

By: _____
Title: _____
Its Authorized Representative

ACKNOWLEDGEMENTS

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned notary public, on this _____ day of _____, 1995, personally appeared Julie Couch, City Manager of the City of Rockwall, known to me to be the identical person who signed the within and foregoing document, and stated that she signed the same as her free and voluntary act and deed, and the free and voluntary act and deed of the City of Rockwall.

WITNESS MY HAND AND SEAL the day and year first above written.

MY COMMISSION EXPIRES:

Notary Public, State of Texas
Printed name: _____

(S E A L)

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned notary public, on this _____ day of _____, 1995, personally appeared _____, _____ of _____, Developer, known to me to be the identical person who signed the within and foregoing document, and stated that he signed the same as his free and voluntary act and deed, and the free and voluntary act and deed of _____.

WITNESS MY HAND AND SEAL the day and year first above written.

MY COMMISSION EXPIRES:

Notary Public, State of Texas
Printed name: _____

(S E A L)



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold Public Hearing on **Thursday, December 8, 1994** at 7:00 p.m. and the Rockwall City Council will hold Public Hearing on **Monday, December 19, 1994** at 7:00 p.m. at Rockwall City Hall, 205 W. Rusk, Rockwall County, Rockwall, Texas to consider approval of a request from Embrey Enterprises, Inc. for an amendment to a portion of PD-13, Windmill Ridge Estates for a change in zoning from Duplex and general retail to Single Family residential lots with a minimum lot size of 1,600 square feet and minimum dwelling size of 1,400 square feet.

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 December 5, 1994.



Denise LaRue, Community Development Coordinator

Case No. **PZ-94-40-RP**

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 _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold Public Hearing on Thursday, December 8, 1994 at 7:00 p.m. and the Rockwall City Council will hold Public Hearing on Monday, December 19, 1994 at 7:00 p.m. at Rockwall City Hall, 205 W. Rusk, Rockwall County, Rockwall, Texas to consider the following;

- 94-37-RP To consider approval of a request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 Single Family residential lots.
- 94-38-RP To consider approval of a request from Habitat for Humanity for a Replat of Lot 4, Block K of the Sanger Brothers Addition into 2 Single Family residential lots.
- 94-40-Z To consider approval of a request from Embrey Enterprises, Inc. for an amendment to PD-13, Windmill Ridge Estates for a change in zoning from Duplex and general retail to Single Family residential lots.
- 94-41-RP To consider approval of a request from Neal Jones for a Replat of lot 21, Block A of the Chandlers Landing Phase 17 replat.

Any interested persons are invited to attend.

94-40-2 TO consider approval of a request from Embrey Enterprises, Inc. for an amendment to PD-13, Windmill Ridge Estates for a change in zoning from Duplex to Single Family residential lots.

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and being part of that same tract of land conveyed to Forney Land Development Corporation by Deed recorded in Volume 70, Page 461 of the Deed Records of Rockwall County, Texas (DRRCT) and being more particularly described as follows:

BEGINNING at a point in the Northeast right-of-way line of F.M. 3097 and the centerline of Tubbs Road a county road;

THENCE, N 45° 34' 00" W, a distance of 307.00 feet to the Southeast corner of Windmill Ridge Estates, an addition to the City of Rockwall recorded in Cabinet B, Page 26 (DRRCT);

THENCE, along said Windmill Ridge Estates the following:

N 44° 26' 00" E, a distance of 185.00 feet;

Around a tangent curve to the left having a central angle of 35° 04' 46", a radius of 360.00 feet and a chord bearing of N 26° 53' 41" E, an arc distance of 220.41 feet to the Southeast corner of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall recorded in Cabinet B, Slide 156 (DRRCT);

THENCE, along said Windmill Ridge Estates No. 2A the following:

N 09° 21' 18" E, a distance of 595.54 feet;

N 02° 30' 00" W, a distance of 164.24 feet to the Southeast corner of Windmill Ridge Estates No. 3A, an addition to the City of Rockwall recorded in Cabinet B, Slide 300 (DRRCT);

THENCE, along said Windmill Ridge Estates No. 3A the following:

N 15° 30' 00" E, a distance of 636.65 feet;

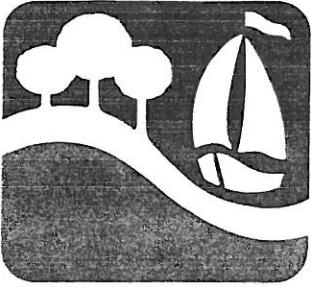
Around a tangent curve to the left having a central angle of 23° 00' 01", a radius of 700.00 feet and a chord bearing of N 04° 00' 00" E, an arc distance of 281.00 feet;

N 07° 30' 00" W, a distance of 806.90 feet to the corner of 67.1553 acre tract conveyed Shepherd Place Homes, Inc. as recorded in Volume 917, Page 188 (DRRCT);

THENCE, N 44° 20' 09" E, a distance of 202.28 feet to the Southwest line of a tract conveyed to Wilma Maynard ET.AL recorded in Volume 131, Page 488 (DRRCT);

THENCE, S 44° 19' 59" W, a distance of 2644.06 feet along said centerline of Tubbs Road to the Place of Beginning with the subject tract containing 65.79 acres of land.

94-40-2



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold Public Hearing on Thursday, December 8, 1994 at 7:00 p.m. and the Rockwall City Council will hold Public Hearing on Monday, December 19, 1994 at 7:00 p.m. at Rockwall City Hall, 205 W. Rusk, Rockwall County, Rockwall, Texas to consider approval of a request from Embrey Enterprises, Inc. for an amendment to a portion of PD-13, Windmill Ridge Estates for a change in zoning from Duplex and general retail to Single Family residential lots with a minimum lot size of 1,600 square feet and minimum dwelling size of 1,400 square feet.

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 December 5, 1994.

Denise LaRue
Denise LaRue, Community Development Coordinator

Case No. PZ-94-40-RP

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

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

- 1.- We were told when we purchased our home that there would be no building done behind our house.
- 2.- Feel this will lower the value of our home.
3. Feel the size of projected homes are not in the same range as our homes.

We are very much opposed to this!!!

Signature John M. Williams

Address 133 Brockway Drive

Sorry, to be late in responding. We have been out of town and will not be available for the meeting on December 19. ~~meeting~~.
Thank you.

Case No. PZ-94-40-RP

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

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

- 1.
- 2.
- 3.

Signature Dianne Belone

Address 781 Bq 119B
Rockwall, TX 75087

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

Case No. PZ-94-40-RP

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

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

1. Don't want duplexes nearby
2. Prefer houses to retail
- 3.

Signature Stephanie Stafford

Address 133 Overbrook Rd.

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

Case No. PZ-94-40-RP

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

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

1. Retainment of Property Values
2. Insurance
3. Crime

Signature [Handwritten Signature]
Address 136 Woodcrest

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

Case No. PZ-94-40-RP

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

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

1. Good for property value
- 2.
- 3.

Signature [Handwritten Signature]
Address 1450 Brockway

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

Case No. PZ-94-40-RP

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 don't want Deplexes built in our neighborhood because it will bring down the value of our homes.
2. I don't want businesses around our homes because it would make our neighborhood too congested.
- 3.

Signature Carol Indt
Address 576 Westwood Dr

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

Case No. PZ-94-40-RP

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

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

1. NEW SINGLE FAMILY HOUSES HELPS STABILIZE THE NEIGHBORHOOD. WE DO NOT NEED MORE STORES.
- 2.
- 3.

Signature William Jensen
Address 148 Woodcreek Dr

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

Case No. PZ-94-40-RP

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

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

1. Maintain property value!!
2. To maintain the right class of standard people already living in Rockwall area. (middle class in Windmill Ridge area)
3. No retail stores or businesses in neighborhood causing property values to go down and crime to increase.

Signature M. Mrs. Joet Segnibene

Address 11/25/94
119 Windmill Ridge
Rockwall, Tx 75087

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

Case No. PZ-94-40-RP

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 [Handwritten Signature]

Address 147 Brockway

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

12-7-94

Case No. PZ-94-40-RP

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

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

1. A change in the zoning would preserve the neighborhood quality of Westmill Ridge.
2. Single family homes would produce less traffic on
3. Flouzon Road

Signature Ms and Mrs. Stephen

Address 147 Summerhill Lane

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

12-7-94

Case No. PZ-94-40-RP

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. Value of property
2. Security
3. Appearance

Signature Larry Moore

Address Rt 8 Box 43

Sub Area TX 082

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ-94-40-RP

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

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

1. *Keep value of property up.*
- 2.
- 3.

Signature Todd Holder
Address 308 Lake Tr.
Rockwall TX 75087

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

Case No. PZ-94-40-RP

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

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

1. *Will keep the area from deteriorating.*
- 2.
- 3.

Signature Bill Trath
Address 134 Overbrook Dr.

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

Case No. PZ-94-40-RP

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

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

1. *Opposed to multi-family units which lower property value and encourage lower income dwelling;*
- 2.
- 3.

Signature *Tom Bradford*
Address *104 Woodcreek*

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

Case No. PZ-94-40-RP

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

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

1. *This area is a single family residential area - the current zoning is incorrect. Neither retail or multifamily units belong in this area. It would be in direct conflict with homeowners in Windmill Ridge and Homeowners Tubercular.*
- 2.
- 3.

Signature *Joseph Smith*
Address *112 Woodcreek Dr.*

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

Case No. PZ-94-40-RP

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

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

1. If the land is going to be developed
2. I would much rather have single family
3. homes than duplexes or great retail.

Signature James & Melissa Simpson
Address 112 Naperville

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

Case No. PZ-94-40-RP

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

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

1. proposed usage appears consistent with adjacent development.
- 2.
- 3.

Signature Billy W Embrey
Address 320 Tripp Rd.
Sunnyvale, Tx 75182

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

Case No. PZ-94-40-RP

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

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

1. We have mixed feelings about the proposed zoning
2. we are for the change to SINGLE FAMILY residential lots
3. but do not like the size of lot size and size of dwelling on that size lot

Signature Maya

Address 224 WINDMILL RIDGE

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ-94-40-RP

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

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

- 1.
- 2.
- 3.

Signature James Brockway

Address 202 Windmill Ridge
Rockwall Tex. 75087

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ-94-40-RP

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

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

1. So all of windmill ridge will be same size & type of houses -
2. So all houses will be single family residences
3. So all dwellings will be 1400ft or longer

Signature Billie Newman

Address 146 Summerhill DR
ROCKWALL TX 75087

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

Case No. PZ-94-40-RP

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

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

- 1.
- 2.
- 3.

Signature Jose S. Aguillon

Address 518 BASS RD
Rockwall Tx 75087

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

Case No. PZ-94-40-RP

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

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

1. THE MINIMUM LOT SIZE OF 1600^{sq}' INDICATES ZERO LOT LINE HOUSING WHICH CAUSES A POPULATION DENSITY MUCH TOO HIGH FOR THIS AREA RESULTING IN INCREASED CRIME AND TRAFFIC.
2. THE ABOVE REASONS WILL DECREASE OUR PROPERTY VALUES.
3. ENDANGERED BIRDS LIVE IN THIS AREA.

Signature K.T. Tey
 Address 140 WOODCREST DR

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

Case No. PZ-94-40-RP

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

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

1. Until it is clear to me about the ^{100 yr} flood plain & where the new homes would be placed I am opposed.
2. Also in regard to the wooded area behind my home. Would it be destroyed! it was under the belief that it was a park area.
3. I feel the sizes of the lots should be larger.

Signature Paula Barwick
 Address 117 Brockway Dr.

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

Case No. PZ-94-40-RP

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

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

1. WE WANT A LARGER MINIMUM LOT SIZE
- 2.
- 3.

Signature John M. Akagon
Address 110 WINDMILL RIDGE
ROCKWALL, TX

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

Case No. PZ-94-40-RP

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

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

- 1.
- 2.
- 3.

Signature John L. A
Address 143 Woodcreek Dr
Rockwall Tx 75087

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

Case No. PZ-94-40-RP

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

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

1. Do not need any more housing in this
2. AREA.
- 3.

Signature

Address

Valerie Dillen
30 Brockway

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

Case No. PZ-94-40-RP

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

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

1. Lot size
- 2.
- 3.

Signature

Address

Robert Lee Sab VP

SHEPHERD PLACE HOMES, INC.
620 Rowlett Road
Garland, Texas 75043
(214) 475-1100

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

Case No. PZ-94-40-RP

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

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

1. THE LOT SIZE WOULD CREATE TOO MUCH DENSITY FOR THE TOTAL AREA.
2. THE ROADS & PHYSICAL FACILITIES CANNOT HANDLE THAT MUCH DENSITY
3. THE SCHOOLS ARE ALREADY FULL & CREATING A MORE DENSE AREA WILL ADD TO THE OVERCROWDING.

Signature J. B. [unclear]

Address 201 MAPLE RIDGE DRIVE
ROCKWALL, TX 75087

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

Case No. PZ-94-40-RP

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 Marilyn Ackmann

Address 138 Woodcreek

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

12-6-94

Case No. PZ-94-40-RP

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 Mrs. Dorothy E. White
 Address 136 Green Loop
Rockwall City, Tx. 75087

(Property @ 400 Tullies
 +
 526 Bass)

205 West Rusk Rockwall, Texas 75087 (214) 771-7700
12-6-94

Case No. PZ-94-40-RP

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

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

1. Noise ^{& traffic} would be increased in our quiet neighborhood (if duplexes, with twice the families were built) we prefer single family homes.
2. Duplexes, which are sometimes rental property attract people who are unconcerned about upkeep of the area.
3. It's possible that with the addition of more single family homes, our property value may increase.

Signature Sheila Underwood
Larry Underwood
 Address 212 Windmill Ridge

205 West Rusk Rockwall, Texas 75087 (214) 771-7700
12-6-94

Case No. PZ-94-40-RP

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 am in favor of lower density residential areas such as S.F.*
2. *but the minimum lot size and dwelling size stated seem incredibly*
3. *small. The proposed change appears to be an upgrade in the use of this land. If that is the case, then I support it.*

Signature Andrew Leonie

Address 114 Woodcreek Dr.

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

12-6-94

Case No. PZ-94-40-RP

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

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

1. *I want to come to the hearing to learn more.*
2. *can't picture general retail there*
3. *a 1400 sq ft dwelling on a 1600 sq ft lot does not seem right either!*

Signature Mr. + Mrs R. Bradford

Address 117 Windmill Ridge Dr.

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

94-40-Z To consider approval of a request from Embrey Enterprises, Inc. for an amendment to PD-13, Windmill Ridge Estates for a change in zoning from Duplex and General Retail to Single Family residential lots.

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THENCE, N 45 degrees 34'00" W, a distance of 307.00 feet to the Southeast corner of Windmill Ridge Estates, an addition to the City of Rockwall recorded in Cabinet B, Page 26 (DRRCT);

THENCE, along said Windmill Ridge Estate the following:

N 44 degrees 26'00" E, a distance of 185.00 feet;

Around a tangent curve to the left having a central angle of 35 degrees 04'46", a radius of 360.00 feet and a chord bearing of N 26 degrees 53' 41" E, an arc distance of 220.41 feet to the Southeast corner of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall recorded in Cabinet B, Slide 156 (DRRCT);

THENCE, along said Windmill Ridge Estates No.2A the following:

N 09 degrees 21'18" E, a distance of 595.54 feet;

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THENCE, along said Windmill Ridge Estates No. 3A the following:

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N 07 degrees 30'00" W, a distance of 806.90 feet to the corner of 67.1553 acre tract conveyed Shepherd Place Homes, Inc. as recorded in Volume 917, Page 188 (DRRCT);

THENCE, N 44 degrees 20' 09" E, a distance of 202.28 feet to the Southwest line of a tract conveyed to Wilma Maynard ET.AL recorded in Volume 131, Page 488 (DRRCT);

THENCE, S 44 degrees 19'59" W, a distance of 2644.06 feet along said centerline of Tubbs Road to the Place of Beginning with the subject tract containing 65.79 acres of land.

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1995 PRELIMINARY ROLL FOR:

PD 13 WINDMILL RIDGE

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R12337 (34841) 0187-0000-0037-00-OR ROCKWALL NORTH SHORE JOINT VEN WILLIAM E JOHNSON III 5956 SHERRY LN STE 705 DALLAS, TX 75225	A0187 J STRICKLAND, TRACT 37, ACRES 34.589 ENTS: GRW, SRW, CRW LAND SPTB: D1	
PID: R12541 (12279) 0200-0000-0003-00-OR EMBREY ENTERPRISES INC TRST BOX 830277 RICHARDSON, TX 75083-0277	J SMITH AB 200 TR 3 59.009 AC ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R12543 (50043) 0200-0000-0003-02-OR SHEPHERD PLACE HOMES INC 620 ROWLETT RD GARLAND, TX 75043	J SMITH AB 200 TR 3-2 22.137 AC ENTS: GRW, SRW, CRW LAND SPTB: D4	
PID: R12547 (57582) 0200-0000-0011-00-OR 740/3097 LIMITED PARTNERSHIP C/O O L STEGER III 504 W RUSK ROCKWALL, TX 75087	A0200 J SMITH, TRACT 11, ACRES 66.806 ENTS: GRW, SRW, CRW LAND SPTB: D3	
PID: R44630 (34152) 0200-0000-0011-02-OR AMERICAN NATIONAL BANK THE P O BOX 40 TERRELL, TX 75160	A0200 J SMITH, TRACT 11-2, ACRES 2.5 ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R12636 (12361) 0207-0000-0003-01-OR NO TEXAS MUNICIPAL WATER DIST PO DRAWER C WYLIE, TX 75098	A0207 E TEAL, TRACT 3-1, ACRES 5.68, EXEMPT SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: D4	** EXEMPT
PID: R12637 (27292) 0207-0000-0004-00-OR WHITTLE DEVELOPMENT INC P O BOX 369 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 4, ACRES 81.606, (PT OF 83.471 AC TR) SITUS: FM 740 & FM 3097 ENTS: GRW, SRW, CRW LAND SPTB: D1	

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTI

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R29506 (28135) 0064-0000-0009-02-OR ROCKWALL CHURCH ON THE ROCK IN % DANNY MC CLOUD P O BOX 880 ROCKWALL, TX 75087	A0064 E P G CHISUM, TRACT 9-2, ACRES 5.094 SITUS: IH-30 SOUTH SIDE ENTS: GRW, SRW, CRW LAND SPTB: D4	** EXEMP
PID: R10597 (48845) 0064-0000-0010-01-OR EASON FRANCES L #7 EAST SHORE RD ROCKWALL, TX 75087	E P G CHISUM AB 64 TR 10-1 0.494 AC ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R10598 (50294) 0064-0000-0012-00-OR MAYNARD WILMA ETAL % BILLY PEOPLES BOX 35 ROCKWALL, TX 75087	A0064 E P G CHISUM, TRACT 12, ACRES 44.48 SITUS: TUBBS RD ENTS: GRW, SRW, CRW LAND SPTB: D3	
PID: R10600 (50294) 0064-0000-0013-00-OR MAYNARD WILMA ETAL % BILLY PEOPLES BOX 35 ROCKWALL, TX 75087	A0064 E P G CHISUM, TRACT 13, ACRES 50 SITUS: TUBBS RD ENTS: GRW, SRW, CRW LAND SPTB: D3	
PID: R10601 (10546) 0064-0000-0014-00-OR MCKENNEY CARL K 2306 RIDGE RD ROCKWALL, TX 75087	E P G CHISUM AB 64 TR 14 0.520 AC 2306 RIDGE RD SITUS: 2306 RIDGE RD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1 00470 - NORTH AMERICAN SAVINGS ,#	
PID: R10602 (10547) 0064-0000-0015-00-OR REESE JAMES & VADA 8222 HUNNICUT DALLAS, TX 75228	A0064 E P G CHISUM, TRACT 15, ACRES 11.360 ENTS: GRW, SRW, CRW LAND SPTB: D1	
PID: R33979 (22277) 0064-0000-0015-01-OR BROOKS RICHARD L DR 2506 RIDGE RD ROCKWALL, TX 75087	A0064 E P G CHISUM, TRACT 15-1, ACRES .730 ENTS: GRW, SRW, CRW LAND SPTB: C2	

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTIC

PID: R29488 (51677) A0207 E TEAL, TRACT 4-4, ACRES 5 ** EXEMPT
 0207-0000-0004-04-OR
 NORTH TEXAS MUNICIPAL WATER DI SITUS: FM 3097
 P O BOX 2408 ENTS: GRW, SRW, CRW
 WYLIE, TX 75098 LAND SPTB: D4

PID: R33367 (50814) A0207 E TEAL, TRACT 4-9, ACRES
 0207-0000-0004-09-OR 6.455
 SCHLUMBERGER TECHNOLOGY CORP
 ATTN: J LEITCH; SCHLUMBERGER LTD ENTS: GRW, SRW, CRW
 227 PARK AVENUE LAND SPTB: D1
 NEW YORK, NY 10172

PID: R33368 (50814) A0207 E TEAL, TRACT 4-10, ACRES
 0207-0000-0004-10-OR 46.167, (PT OF 58.301 AC TR)
 SCHLUMBERGER TECHNOLOGY CORP
 ATTN: J LEITCH; SCHLUMBERGER LTD ENTS: GRW, SRW, CRW
 227 PARK AVENUE LAND SPTB: D1
 NEW YORK, NY 10172

AGENT: REAL ESTATE TAX SERV IN
 9171 CAPITAL OF TX HWY
 N BOWIE BLDG STE #110
 AUSTIN, TX 78759

PID: R33369 (50814) A0207 E TEAL, TRACT 4-11, ACRES
 0207-0000-0004-11-OR 12.134, (PT OF 58.301 AC TR)
 SCHLUMBERGER TECHNOLOGY CORP
 ATTN: J LEITCH; SCHLUMBERGER LTD ENTS: GRW, SRW, CRW
 227 PARK AVENUE LAND SPTB: D1
 NEW YORK, NY 10172

AGENT: REAL ESTATE TAX SERV IN
 9171 CAPITAL OF TX HWY
 N BOWIE BLDG STE #110
 AUSTIN, TX 78759

PID: R33370 (50814) A0207 E TEAL, TRACT 4-12, ACRES
 0207-0000-0004-12-OR 34.592
 SCHLUMBERGER TECHNOLOGY CORP
 ATTN: J LEITCH; SCHLUMBERGER LTD ENTS: GRW, SRW, CRW
 227 PARK AVENUE LAND SPTB: D4
 NEW YORK, NY 10172

PID: R33624 (56980) A0207 E TEAL, TRACT 4-13, ACRES
 0207-0000-0004-13-OR 4.456
 MAHR GEORGE J
 5420 LBJ FRWY, STE 626 ENTS: GRW, SRW, CRW
 DALLAS, TX 75240 LAND SPTB: D1

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OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTIC

PID: R30893 (50491)
 4352-0000-0526-00-OR
 WEEDON JAMES L ETUX
 8314 COLUMBIA
 ROWLETT, TX 75098-8679

MATCHPOINT TOWNHOMES WEST, UNIT
 526, .0241 AC

SITUS: 526 YACHT CLUB DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: A1, IMP. SPTB: A1

PID: R30895 (51824)
 4352-0000-0528-00-OR
 MORRISON RICHARD L & HELEN E
 528 YACHT CLUB DR
 ROCKWALL, TX 75087

MATCHPOINT TOWNHOMES WEST, UNIT
 528, ACRES .0235
 SITUS: 528 YACHT CLUB DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: A1, IMP. SPTB: A1
 00050 - AMERICAN NATIONAL BANK, #

PID: R30897 (15068)
 4352-0000-0530-00-OR
 KEGLER MICHAEL
 530 YACHT CLUB DR
 ROCKWALL, TEXAS 75087

MATCHPOINT TOWNHOMES WEST, UNIT
 530, .0241 AC

SITUS: 530 YACHT CLUB DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: A1, IMP. SPTB: A1

PID: R30239 (18743)
 4385-0000-0000-00-OR
 MEADOWS LTD THE
 2255 RIDGE RD STE 312
 ROCKWALL, TX 75087

THE MEADOWS, GREENBELT AREA, .2311
 AC

ENTS: GRW, SRW, CRW
 LAND SPTB: C1

PID: R30241 (31376)
 4385-000A-0001-00-OR
 RODDY GARY
 6519 BAYOU GLEN RD
 HOUSTON, TX 77057-1003

THE MEADOWS, BLOCK A, LOT 1

SITUS: 751 HAIL DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: B2, IMP. SPTB: B2

PID: R30244 (31377)
 4385-000A-0002-00-OR
 SMITH MARVIN L
 P O BOX 811
 MESQUITE, TX 75149

THE MEADOWS, BLOCK A, LOT 2

SITUS: 755 HAIL DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: B2, IMP. SPTB: B2

PID: R30246 (31378)
 4385-000A-0003-00-OR
 GRIFFIN LONNIE & ANNA
 9051 PARK WEST #1165
 HOUSTON, TX 77063

THE MEADOWS, BLOCK A, LOT 3

SITUS: 759 HAIL DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: B2, IMP. SPTB: B2

PID: R30248 (30020)
 4385-000A-0004-00-OR
 LADD BILLIE J
 P O BOX 428
 ROCKWALL, TX 75087

THE MEADOWS, BLOCK A, LOT 4

SITUS: 763 HAIL DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: B2, IMP. SPTB: B2

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
PID: R30250 (31379) 4385-000A-0005-00-OR WOOD FREDA 3012 BAYSIDE DR ROCKWALL, TX 75087	THE MEADOWS, BLOCK A, LOT 5 SITUS: 767 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30254 (19773) 4385-000A-0006-00-OR R S B INVESTMENTS INC P O BOX 41390 DALLAS, TEXAS 75241	THE MEADOWS, BLOCK A, LOT 6 SITUS: 771 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30258 (11768) 4385-000A-0007-00-OR CROWELL BOBBY J P O BOX 466 ROYSE CITY, TX 75189	THE MEADOWS, BLOCK A, LOT 7 SITUS: 775 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30259 (31380) 4385-000A-0008-00-OR COLE DAVID P O BOX 618 MESQUITE, TX 75149	THE MEADOWS, BLOCK A, LOT 8 SITUS: 779 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30260 (31381) 4385-000A-0009-00-OR FIRST ROCKWALL COMPANY INC 7090 W RUSK ROCKWALL, TX 75087	THE MEADOWS, BLOCK A, LOT 9 SITUS: 781 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30261 (10162) 4385-000A-0010-00-OR BURKS GENE P O BOX 994 ROCKWALL, TX 75087	THE MEADOWS, BLOCK A, LOT 10 SITUS: 783 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30262 (10513) 4385-000A-0011-00-OR EDWARDS MARTIN E SR 1 MEADOWLAKE ROCKWALL, TX 75087	THE MEADOWS, BLOCK A, LOT 11 SITUS: 787 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R30264 (31382) 4385-000B-0001-00-OR TAYLOR ROBERT L P O BOX 665 ROYSE CITY, TX 75189	THE MEADOWS, BLOCK B, LOT 1 SITUS: 754 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTIC

PID: R30266 (17732)
4385-0008-0002-00-OR

HOLT BOBBY
P O BOX 8868
METAIRIE, LA 70011

THE MEADOWS, BLOCK B, LOT 2

SITUS: 758 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30267 (31383)
4385-0008-0003-00-OR

LOKEY LISBETH MINYARD
P O BOX 518
COPPELL, TX 75019

THE MEADOWS, BLOCK B, LOT 3

SITUS: 762 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30269 (10560)
4385-0008-0004-00-OR

DUDNEY JAMES R
BOX 685
ROCKWALL, TX 75087

THE MEADOWS, BLOCK B, LOT 4

SITUS: 766 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30271 (31384)
4385-0008-0005-00-OR

COATES HARRY W
3 SHOREVIEW
INDIALANTIC, FL 32903-4518

THE MEADOWS, BLOCK B, LOT 5

SITUS: 770 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30274 (19773)
4385-0008-0006-00-OR

E S B INVESTMENTS INC
P O BOX 41390
DALLAS, TEXAS 75241

THE MEADOWS, BLOCK B, LOT 6

SITUS: 774 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30275 (31852)
4385-0008-0007-00-OR

COMPTON S LEWIS
1329 EASTSIDE
MESQUITE, TX 75149

THE MEADOWS, BLOCK B, LOT 7

SITUS: 778 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30276 (31385)
4385-0008-0008-00-OR

EVANS HAROLD
2331 GUS THOMMASON #102
DALLAS, TX 75228-2032

THE MEADOWS, BLOCK B, LOT 8

SITUS: 782 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

PID: R30277 (31386)
4385-0008-0009-00-OR

ALLEN DANNY
2808 SYBIL DR
MESQUITE, TX 75149

THE MEADOWS, BLOCK B, LOT 9

SITUS: 786 HAIL DR
ENTS: GRW, SRW, CRW
LAND SPTB: B2, IMP. SPTB: B2

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R30279 (31387) 4385-000B-0010-00-OR WILLIAMS HORACE L 411 VALLEY DR ROCKWALL, TX 75087	THE MEADOWS, BLOCK B, LOT 10 SITUS: 788 HAIL DR ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R19727 (56007) 4390-1137-A001-00-OR RAGSDILL SCOTT A & PAMELA ANN 404 NASH STREET ROCKWALL, TX 75087	MELTON 0.500 AC SITUS: 404 NASH ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00540 - SOURCE ONE MORTGAGE COR, #	
PID: R19728 (17950) 4392-000A-0001-00-OR MELTON J D BOX 884 ROCKWALL, TX 75087	MELTON & FRAZIER, BLOCK A, LOT 1 PT, ACRES 0.264 SITUS: 903 DAVY CROCKETT ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R33382 (52184) 4392-000A-0001-A0-OR MELTON JEFFREY G BOX 884 ROCKWALL, TX 75087	MELTON & FRAZIER, BLOCK A, LOT 1 PT, ACRES 0.2244 ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R19729 (50526) 4392-000A-0002-00-OR HENRY PATRICK ETUX 901 DAVY CROCKETT ROCKWALL, TX 75087	MELTON & FRAZIER, BLOCK A, LOT 2, ACRES 0.666 SITUS: 901 DAVEY CROCKETT ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R19744 (12020) 4405-0001-0001-00-OR INGRAM JAMES KENDELL & DOROTHY 506 E RUSK ST ROCKWALL, TX 75087	MICK ADD LOT 1 BLK 1 506 E RUSK SITUS: 506 E RUSK ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 TB345 - CHASE MANHATTAN MORTGAG, #	
PID: R19786 (18001) 4420-0001-0001-A0-OR RODGERS MONNIE 402 COACHLITE TRAIL ROCKWALL, TX 75087	MILL ADDITION LOT 1-2-3 PART BLK 1 & 20' CLOSED ALLEY SITUS: 604 STORRS ST ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R19787 (18002) 4420-0001-0001-B0-OR STARK ROBERT CLAYTON 204 DARTBROOK ROCKWALL, TX 75087	MILL ADDITION LOT 1, 2, 3, 4, 5 WEST PART BLK 1 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	