

ROCKWALL, TEXAS

Scale 1" = 1/2 Mile
 Shore Line Elev. at 433.32 On Date Map Was Flown 12-6-76
 ROCKWALL CITY LIMITS Along Lake Ray Hubbard is Elev 435.50

ZONING DISTRICTS

A	AGRICULTURE
SF-16	SINGLE-FAMILY DWELLING
SF-10	SINGLE-FAMILY DWELLING
SF-7	SINGLE-FAMILY DWELLING
2F	TWO-FAMILY DWELLING
MF-15	MULTI-FAMILY DWELLING
C	COMMERCIAL
GR	GENERAL RETAIL
OF	OFFICE
CBD	CENTRAL BUSINESS DISTRICT
NS	NEIGHBORHOOD SERVICE
HC	HEAVY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PD	PLANNED DEVELOPMENT
S	SPECIAL USE PERMIT

LEGEND

— ROCKWALL CITY LIMITS LINE
 --- ZONING DISTRICT BOUNDARY
 - - - - - APPROXIMATE LOCATION OF DALLAS TAKE LINE

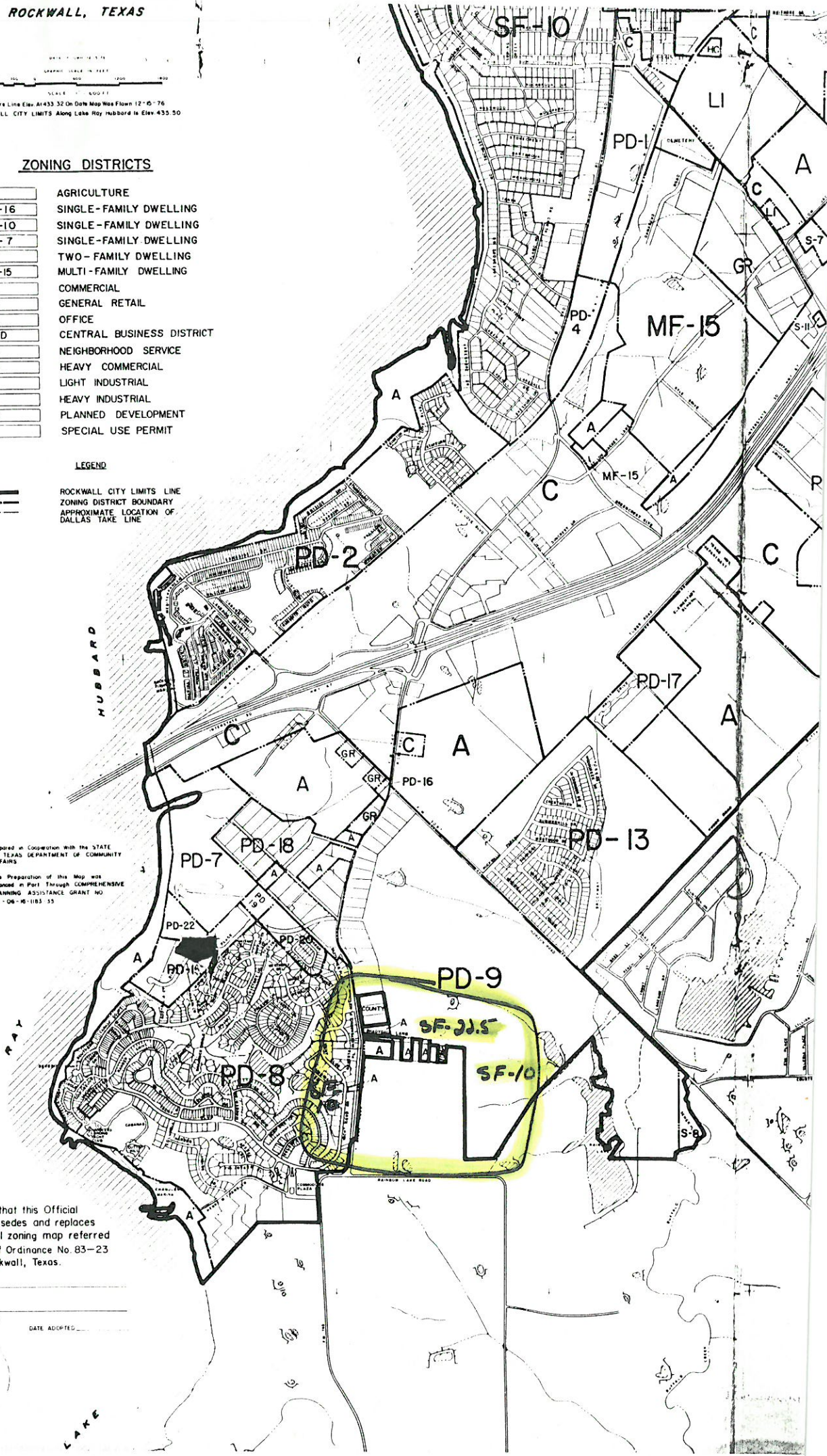
Prepared in Cooperation with the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS
 The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX-06-M-1183-55

This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No. 83-23 of the City of Rockwall, Texas.

By: _____

City Clerk, City Secretary

DATE ADOPTED: _____



ARTICLE II USE DISTRICTS

SECTION 2.1 (A) AGRICULTURAL DISTRICT.

A. Purpose:

1. The Agricultural District is to be used to promote orderly, timely, economical growth and to recognize current land-use conditions. The district is a reserved area in which the future growth of the City might occur. It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined.
2. The zone is also to be used:
 - a) To protect those areas that are unsuitable for development because of physical problems or potential health or safety hazards such as flooding. The usage of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.
 - b) To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.

B. Permitted Uses:

1. Farming, ranching, related activities, and accessory uses including the owner's single family dwelling on more than 10 acres.
2. Home occupations.
3. Municipally owned or controlled facilities, utilities and uses.
4. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (Require Use Permits, See Article IV)

1. Facilities for the raising of animals in accordance with all applicable City of Rockwall Ordinances.
2. Single-family dwelling and accessory uses on property of less than 10 acres that has not been subdivided or sold

off in pieces since the effective date of this ordinance or the date of annexation, whichever is later.

3. A mobile home on an unsubdivided tract of five acres or more, subject to the conditions established in Article IV.
4. Outdoor commercial recreation and amusements, excluding drive-in theaters, but including golf courses, target ranges and skeet shoots, picnic groves, amusement parks, circus or carnival grounds, commercial amusement or recreational developments or tents, and other similar uses.
5. Wholesale nursery for the growing of plants not for retail sale on the premises.
6. Landing strips.
7. Extraction and drilling activities, including the removing, screening, crushing, washing and storage of ore, sand, clay, stone, gravel or other similar material.
8. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
9. Broadcast towers for radio, television, or microwave.
10. Institutional uses including sanitary landfill, water treatment and supply facilities, wastewater treatment facilities.
11. Semi-public uses.
12. Other uses which, as determined by the Planning and Zoning Commission, are not contrary to the purposes established for this district.

D. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E. Area Requirements:

1. Minimum lot area - 43,560 square feet
2. Minimum lot frontage on a public street - 100 feet

3. Minimum lot depth - 200 feet
4. Minimum depth of front setback - 40 feet plus 1 foot for each foot in height over 25 feet
5. Minimum depth of rear setback - 10 feet
6. Minimum width of side setback
 - a) Internal lot - 6 feet
 - b) Sideyard setback abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
7. Minimum distance between buildings on the same lot or parcel of land - 12 feet
8. Minimum length of driveway pavement from the public right-of-way on a side or rear yard - 20 feet
9. Maximum building coverage as a percentage of lot area-N/A
10. Maximum height of structures - 36 feet
11. Minimum number of off-street parking spaces required for
 - a) One single dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.
 - b) All other uses - see (Off-street Parking, Article V)
12. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

SECTION 2.2 (SF-16) SINGLE-FAMILY RESIDENTIAL DISTRICT.

A. Purpose:

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use. This district is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single family usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. One detached single-family dwelling per lot.
3. Home occupations.
4. Day care centers with less than 7 children enrolled at any one time.
5. Paved automobile parking areas which are necessary to the uses permitted in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. One portable building per lot not larger than two hundred, twenty-five (225) square feet of floor area nor taller than ten (10) feet in height as an accessory to a residential use on the same lot.
8. Storage buildings not larger than two hundred, twenty-five (225) square feet of floor area nor taller than ten (10) feet in height as an accessory to a residential use on the same lot.
9. Private residential swimming pools as an accessory to a residential use.

10. Private unlighted residential tennis courts on the same lot as an accessory to a residential use.
11. Nurseries, greenhouses and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.
12. An accessory use customarily related to a principal use authorized in this district.
13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two-year initial period and one year extensions being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.
14. Temporary on site construction offices, limited to the period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation, by the Building Official.

C. Conditional Uses: (Require Use Permits, See Article IV)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in Article IV.
2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
4. Institutional uses, including day care centers with more than 6 children enrolled at any one time.
5. Semi-public uses.
6. A bed and breakfast operation as an accessory to a single-family dwelling unit subject to the conditions established in Article IV.
7. Storage building larger than two hundred twenty-five (225) square feet or taller than ten (10) feet in height used as an accessory to a residential use on the same lot.
8. A private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.

9. Associated recreation and/or community clubs.
10. Guest houses, or separate servant quarters.

D. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district.
3. A driveway or walk, as distinct from a dedicated street, to provide access to premises in a commercial or industrial district.
4. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E. Area Requirements:

1. Minimum lot area -
 - a) With sewer - 16,000 square feet
 - b) Without sewer - 65,340 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet plus 1 foot for each foot in height over 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 8 feet
 - b) Abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet

10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of paved off-street parking spaces required for -
 - a) One Single family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.
 - b) All other uses (see Off-street Parking, Article V)
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

SECTION 2.3 (SF-10) SINGLE-FAMILY RESIDENTIAL DISTRICT.A. Purpose:

1. This district comprises a major portion of the existing single-family dwelling development of the city and is considered to be the proper zoning classification for large areas of the undeveloped land remaining in the city appropriate for single-family dwelling use. This district is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single family usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. One detached single-family dwelling per lot.
3. Home occupations.
4. Day care centers with less than 7 children enrolled at any one time.
5. Paved automobile parking areas which are necessary to the uses permitted in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. One portable building per lot not larger than two hundred twenty-five (225) square feet of floor area nor taller than ten (10) feet in height as an accessory to a residential use on the same lot.
8. Storage buildings not larger than two hundred twenty-five (225) square feet of floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.

9. Private residential swimming pools as an accessory to a residential use.
10. Private unlighted tennis courts on the same lot, as an accessory to a residential use.
11. Nurseries, greenhouses and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.
12. An accessory use customarily related to a principal use authorized in this district.
13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
14. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation, of the Building Official.

C. Conditional Uses: (Require Use Permits, See Article IV)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in Article IV.
2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
4. Institutional uses, including day care centers with more than 6 children enrolled at any one time as defined.
5. Semi-public uses.
6. A bed and breakfast operation as an accessory to a single-family dwelling unit subject to the conditions established in Article IV.
7. Storage building larger than two hundred twenty-five (225) square feet and ten (10) feet in height as an accessory to a residential use on the same lot.

8. A private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
9. Associated recreation and/or community clubs.
10. Guest houses, or separate servant quarters.

D. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district.
3. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
4. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E. Area Requirements:

1. Minimum lot area -
 - a) With sewer - 10,000 square feet
 - b) Without sewer - 65,340 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 6 feet
 - b) Abutting street - 15 feet
 - c) Abutting an arterial - 20 feet

9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of paved off-street parking spaces re-
quired for -
 - a) One Single family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.
 - b) All other uses (see Off-street Parking, Article V)
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

as of 4/6/89

Shadydale Hearing

LETTER WITH NOTICE

Steve W Hempel, Jr
#7 Shadydale

James Goodson
Rt 4 Box 113C

Dane Davis
Rt 4 Box 113J

James Snygley
Rt 4 Box 113N

Calvin Ogles
#2 Shadydale

Arthur A Durham
#4 Shadydale

Libby Albright
Rt 4 Box 113A-1

Ronald Kirby
Rt 4 Box 113MA

George R. Roland
Rt 4 Box 113KK

Charles Davis
Rt 4 Box 113AD

as of 4/6/89 Shadydale Hearing
NOTICE ALONE (NO LETTER)

Luanne B Franks
#10 Shadydale Ln

Antonio Agores
5811 Yacht Club

Robert McKinney
#3 Shadydale Ln

(16 names attached)

Sue O'Brien
#5 Shadydale Ln

Don L Blankenship
#6 Shadydale Ln

George & Claudette Hatfield
#1 Shadydale Ln

Chandler's Landing Dev Corp
1717 S Boulder #201
Tulsa, OK 74119-4817

Jim Robertson
#1 Commodore Plaza

Kenneth & Rose Deike
5306 Yacht Club

Morton Plummer
#1 E Providence Rd
Greador, PA 19051

Susie V Paschall

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R15244 (30099) 3350-000B-0004-00-OR FIRST TEXAS SAVINGS ASSN 12555 NORTHBOROUGH HOUSTON, TX 77067 <i>Hugh Jay Johnson 5804 Yacht Club Dr</i>	CHANDLERS LANDING #10, BLOCK B, LOT 4 SITUS: 5804 YACHT CLUB DR ROCKWALL, TX 75087 LAND SPTB: A1, IMP SPTB: A1 530 - FIRST TEXAS SAVI, # 0910 45493	
R15245 (14547) 3350-000B-0005-00-OR PETERSON MARK J ETUX 101 AURORA CR ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 5 BLK B YACHT CLUB DR SITUS: YACHT CLUB DR LAND SPTB: A1, IMP SPTB: A1 191 - CITYFED MORTGAGE CO, # 7667396	
R15246 (30055) 3350-000B-0006-00-OR KRAMER MARVIN G ETUX 103 AURORA ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 6 BLK B 103 AURORA CIR SITUS: 103 AURORA CIR LAND SPTB: A1, IMP SPTB: A1 D29 - SUNBELT SAVINGS-, # 4440163683	
R15247 (20224) 3350-000B-0007-00-OR LESPERANCE LEONARD R 105 AURORA ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK B, LOT 7 SITUS: 105 AURORA CIR LAND SPTB: A1, IMP SPTB: A1	
R15248 (27180) 3350-000B-0008-00-OR O'BRIEN JOHN G ETUX 104 AURORA CR ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK B, LOT 8 SITUS: 104 AURORA DR LAND SPTB: A1, IMP SPTB: A1 A10 - COMMODORE FINANCIAL, # 683690	
R15249 (29355) 3350-000B-0009-00-OR GREEN MARTIN EUGENE ETUX 102 AURORA CIRCLE ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 9 BLK B 102 AURORA SITUS: 102 AURORA LAND SPTB: A1, IMP SPTB: A1 530 - FIRST TEXAS SAVI, # 0910 50290	
R15250 (27661) 3350-000B-0010-00-OR MAINZER LAWRENCE A ETUX 5704 YACHT CLUB ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 10 BLK B 5704 YACHT CLUB DR SITUS: 5704 YACHT CLUB DR LAND SPTB: A1, IMP SPTB: A1 651 - GREAT AMERICAN F, # 0631313115	
R15251 (14553) 3350-000B-0011-00-OR WESTRICH TIMOTHY H 3422 BRIARDAKS DR GARLAND, TEXAS 75042	CHANDLERS LANDING PHASE 10 LOT 11 BLK B YACHT CLUB DR SITUS: YACHT CLUB DR LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
R15252 (14554) 3350-000B-0012-00-OR ✓ CURRAN JOSEPH F ETUX 4088 CAMELOT COURT DUMFRIES, VA 22026-1741	CHANDLERS LANDING PHASE 10 LOT 12 BLK B 5624 CAMBRIA SITUS: 5624 CAMBRIA LAND SPTB: A1, IMP SPTB: A1 740 - HOME SAVINGS OF AM, # 00538380	
R15253 (14555) 3350-000B-0013-00-OR ✓ UTHLAUT WILLIAM S 5622 CAMBRIA ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 13 BLK B 5622 CAMBRIA SITUS: 5622 CAMBRIA LAND SPTB: A1, IMP SPTB: A1 100 - ASPEN SAVINGS & , # 0910 60039	
R15254 (28013) 3350-000B-0014-00-OR ✓ DANNENBRING WILLIAM F ETUX 5620 CAMBRIA ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 14 BLK B 5620 CAMBRIA SITUS: 5620 CAMBRIA LAND SPTB: A1, IMP SPTB: A1	
R15255 (14557) 3350-000B-0015-00-OR ✓ BAILEY CRAIG M 5618 CAMBRIA ROCKWALL, TEXAS 75087	CHANDLERS LANDING PHASE 10 LOT 15 BLK B 5618 CAMBRIA SITUS: 5618 CAMBRIA LAND SPTB: A1, IMP SPTB: A1 212 - COLONIAL SAVINGS, # 142907	
R15256 (14558) 3350-000B-0016-00-OR ✓ MCVAY HAROLD A ETUX 5616 CAMBRIA DR ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 16 BLK B 5616 CAMBRIA SITUS: 5616 CAMBRIA LAND SPTB: A1, IMP SPTB: A1	
R15257 (32571) 3350-000B-0017-00-OR ✓ RIGSBY DONALD B/PATRICIA F 374 HENRY M CHANDLER ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK B, LOT 17 SITUS: YACHT CLUB DR LAND SPTB: C1	
R15258 (14560) 3350-000B-0018-00-OR ✓ TAYLOR DAVID EDWIN ET UX 5612 CAMBRIA ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 18 BLK B 5612 CAMBRIA DR SITUS: 5612 CAMBRIA DR LAND SPTB: A1, IMP SPTB: A1 F35 - UNITED CAPITAL MORT, # 1281906	
R15259 (14561) 3350-000B-0019-00-OR ✓ HAWK ROBERT 5610 CAMBRIA ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 19 BLK B 5610 CAMBRIA SITUS: 5610 CAMBRIA LAND SPTB: A1, IMP SPTB: A1 212 - COLONIAL SAVINGS, # 125493	

6 lots and 34 acres
Shadydale / FM-740

- | | | | |
|----|---|---|---|
| ✓ | Dr. George Roland
Rt 4, Box 113KK | Rept McKinney ✓ | 2A
Rt 4 #3 Shadydale |
| ✓ | Charles Davis
Rt 4, Box 113AD | ✓ | Arthur A. Durham 3A
Rt 4 #4 Shadydale |
| ✓ | Kirby Albright
9535 Forest Ln
Suite 100
Dallas TX 75243 | Rt 4 Box 113A-1
Rockwall | Sue O'Brien 4A
Rt 4 Box 113C
#5 Shadydale |
| ✓ | Ronald Kirby
Rt 4 Box 113 MA | | Don L Blankenship 5A
#6 Shadydale ✓ |
| ✓ | Whittle Development
2804 Ridge Road
P.O. Box 369 | | Stene W Hempel Jr 6A
#7 Shadydale ✓ |
| 1B | Luanne Franks
10 Shadydale Lane | | George + Claudette 06207 TR54
Hatfield ✓
#1 Shadydale |
| 2B | James Goodson
Rt 4 Box 113 C | ✓ | Caregory Cardien Ph 10 3B
5806 Yacht Club |
| 3B | Dane Davis
Rt 4 Box 113J | | Chandlee Landing Dev Corp
1717 S Boulder #201
Tulsa OK 74119-4817 |
| 4B | James Frygley
Rt 4 Box 113N | ✓ | Jim Robertson 19-10B
1 Commodore Plaza |
| 1A | Calvin Ogles #2
Rt 4 #1 Shadydale | ✓ | Kenneth + Rose Deike 19-11B
5306 Yacht Club |

19-10C

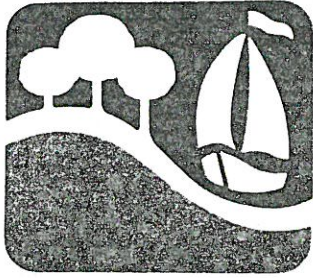
Morton Plummer
1 E Providence Rd ✓
Yeadon, PA 19051

19-11C

Susie V Paschall ✓
#1 E Providence Rd
Yeadon, PA 19051

10-3A

Antonio Azores ✓
5811 yacht Club



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. James Goodson
Rt 4, Box 113G
Rockwall, TX 75087

Dear Mr. Goodson;

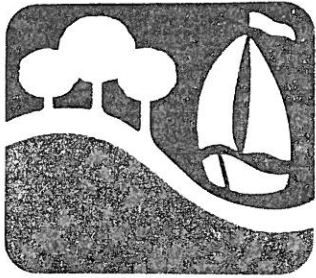
On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located on FM-740 north of Shadydale Lane be given an "SF-16" Single Family zoning classification.

The Rockwall City Council held a public hearing on March 6, 1989 and considered the recommendation of the Commission. The Council voted to give your property "SF-16" Single Family zoning. This zoning will not take effect until an ordinance officially changing the zoning has been approved by the Council on second reading. Second reading for this ordinance will be considered by the Council on March 20, 1989.

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

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. Dave Davis
Rt 4, Box 113J
Rockwall, TX 75087

Dear Mr. Davis;

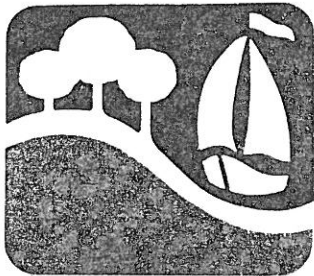
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Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. James Srygley
Rt 4, Box 113N
Rockwall, TX 75087

Dear Mr. Srygley;

On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located on FM-740 north of Shadydale Lane be given an "SF-16" Single Family zoning classification.

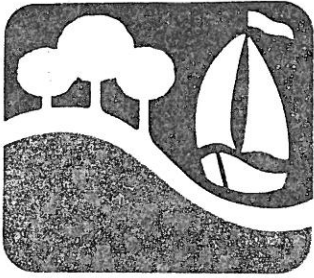
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Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. Steve Hempel
Rt 4, #7 Shadydale
Rockwall, TX 75087

Dear Mr. Hempel;

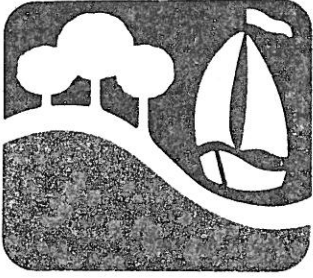
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Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

March 8, 1989

Mr. Arthur H. Dunham
Rt 4, #4 Shadydale
Rockwall, TX 75087

Dear Mr. Dunahm;

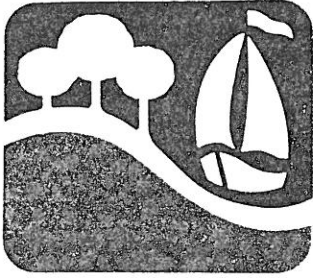
On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located on Shadydale Lane be given an "SF-16" Single Family zoning classification.

The Rockwall City Council held a public hearing on March 6, 1989 and considered the recommendation of the Commission. The Council voted to give your property "SF-16" Single Family zoning. This zoning will not take effect until an ordinance officially changing the zoning has been approved by the Council on second reading. Second reading for this ordinance will be considered by the Council on March 20, 1989.

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

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. Calvin Oglee
Rt 4, #2 Shadydale
Rockwall, TX 75087

Dear Mr. Oglee;

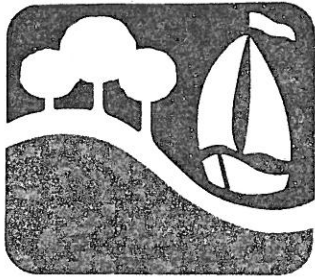
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Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. Charles Davis
Rt 4, Box 113-AD
Rockwall, TX 75087

Dear Mr. Davis;

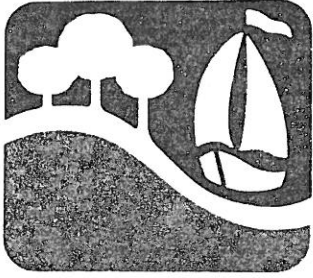
On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located in the general vicinity of FM-740 south of Shadydale Lane be given an "SF-16" Single Family zoning classification.

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

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. George R Roland
Rt 4, Box 113-KK
Rockwall, TX 75087

Dear Mr. Roland;

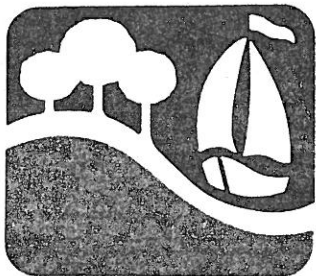
On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located in the general vicinity of FM-740 south of Shadydale Lane be given an "A" Agricultural zoning classification.

The Rockwall City Council held a public hearing on March 6, 1989 and considered the recommendation of the Commission. The Council, however, voted to give your property "SF-16" Single Family zoning. This zoning will not take effect until an ordinance officially changing the zoning has been approved by the Council on second reading. Second reading for this ordinance will be considered by the Council on March 20, 1989.

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

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. Ronald Kirby
Rt 4, Box 113-MA
Rockwall, TX 75087

Dear Mr. Kirby;

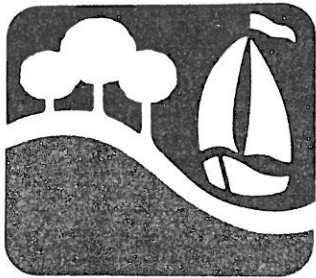
On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located in the general vicinity of FM-740 south of Shadydale Lane be given an "A" Agricultural zoning classification.

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

Sincerely,

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL

"THE NEW HORIZON"

March 8, 1989

Mr. Kirby Albright
9535 Forest Lane, Suite 100
Dallas, TX 75243

Dear Mr. Albright;

On February 9, 1989, the Planning and Zoning Commission held a public hearing and voted to recommend to Council that your property located in the general vicinity of FM-740 south of Shadydale Lane be given an "A" Agricultural zoning classification.

The Rockwall City Council held a public hearing on March 6, 1989 and considered the recommendation of the Commission. The Council, however, voted to give your property "SF-16" Single Family zoning. This zoning will not take effect until an ordinance officially changing the zoning has been approved by the Council on second reading. Second reading for this ordinance will be considered by the Council on March 20, 1989.

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

Sincerely,

Mary Nichols
Administrative Assistant

Albright Properties

9535 Forest Lane, Suite 100
Dallas, Texas 75243
(214) 644-4101

March 14, 1989

Mr. Bill Eisen
City of Rockwall
205 West Rusk Street
Rockwall, Texas 75087

Dear Bill:

Re letter of March 8, 1989. I was shocked to learn that after the Planning and Zoning Commission unanimously approved my property along with Dr. Roland's and Ron Kirby's for agriculture, that the Rockwall City Council reversed the Planning and Zoning Commission's recommendation and changed it to "SF-16 Single Family".

We have a large barn with stalls that would be ideal for someone who wished to develop a horse operation on our property. Our neighbors, the Ron Kirbys, already have a horse operation.

It is my intention to list this property with Barbara Hensley Real Estate as soon as the market improves for an estate of this type. Barbara has stated that SF-16 Single Family would be a very negative factor in marketing this property.

From a newcomer's standpoint, they do not want to have all of the explanations of what can be done on a certain zoning. All they know is that they are looking for a place with agricultural zoning since that is their only intended use for the property.


Dr. Roland, Ron Kirby nor I received notice of the March 6th Council meeting. Apparently my notice was sent to an old address and the Postal Department was not efficient in forwarding it to me.

I will very much appreciate your placing us on the Agenda for March 20th so that we may have an opportunity to present our views on this subject to the Council.

The record will show that we did not appear before this body or the Planning and Zoning Commission and protest the annexation of our property. We were told that it would retain its agricultural zoning.

Your placing this on the Agenda will be appreciated.

Sincerely,



Kirby Albright

Established in 1952

SELLON CO.
P.O. BOX 386
ROCKWALL, TEXAS 75087



INDUSTRIAL & COMMERCIAL
BROKER / APPRAISER
214/722-6300

April 8, 1989

Mr. Kirby Albright
Route 4, Box 113A-1
Rockwall, Texas 75087

Re: Zoning On 33 Acres Owned By Albright,
Roland, and Kirby, In The South End
Of The City of Rockwall, Texas

Dear Mr. Albright,

I have reviewed the area of the 33 acres, which is under annexation by the City of Rockwall, in the area just east of Ridge Road and adjoining the north boundary of the City of Heath.

It is my professional opinion, as a realtor in Rockwall for most of the past 20 years and with knowledge of and experience in the processes of zoning and development, that these 33 acres should be zoned as Agriculture until the time that a development plan is approved by the City of Rockwall.

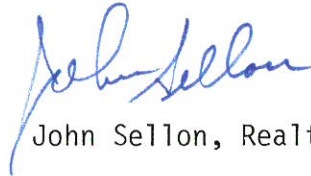
My reasons for this opinion follow. First: The adjoining development along the east side of Ridge Road is large homes that are far more suited to sites much larger than Rockwall's maximum SF-16 zoning. This also holds true for the homes along Shadydale, which lots are approximately one acre, more or less. Second: The 33 acres is sufficiently separated from Chandlers Landing by Ridge Road and the development on the east side of Ridge Road so that Chandlers Landing's smaller average lot size would not affect the development of much larger lots on the 33 acre site. Third: The adjoining area in Heath is presently undeveloped and there is no reasonable basis for determining, at present, what will be the ultimate development in that area. Fourth: With the adjoining development along Ridge Road and Shadydale on lots of approximately one acre or larger, a future developer may want to deed restrict the 33 acre site to much larger lots than SF-16 or even have an acceptable residential PD plan. Such options, or others acceptable to adjoining owners and the City Council, would concentrate all attention on a proposed zoning plan, during hearings, and not have to include discussion on any existing residential zoning classification that might not then be appropriate.

In conclusion: It is my experience in cases of undeveloped land that when full concentration can be given to a zoning proposal, without the need to consider existing zoning, the discussion is usually more focused and constructed. I also feel that determining appropriate zoning of this

tract at this time with the large amount of adjoining undeveloped land is rather speculative. When a development plan and the accompanying zoning is proposed, adjoining owners approval or disapproval will be more reflective of the conditions at the time of the zoning request.

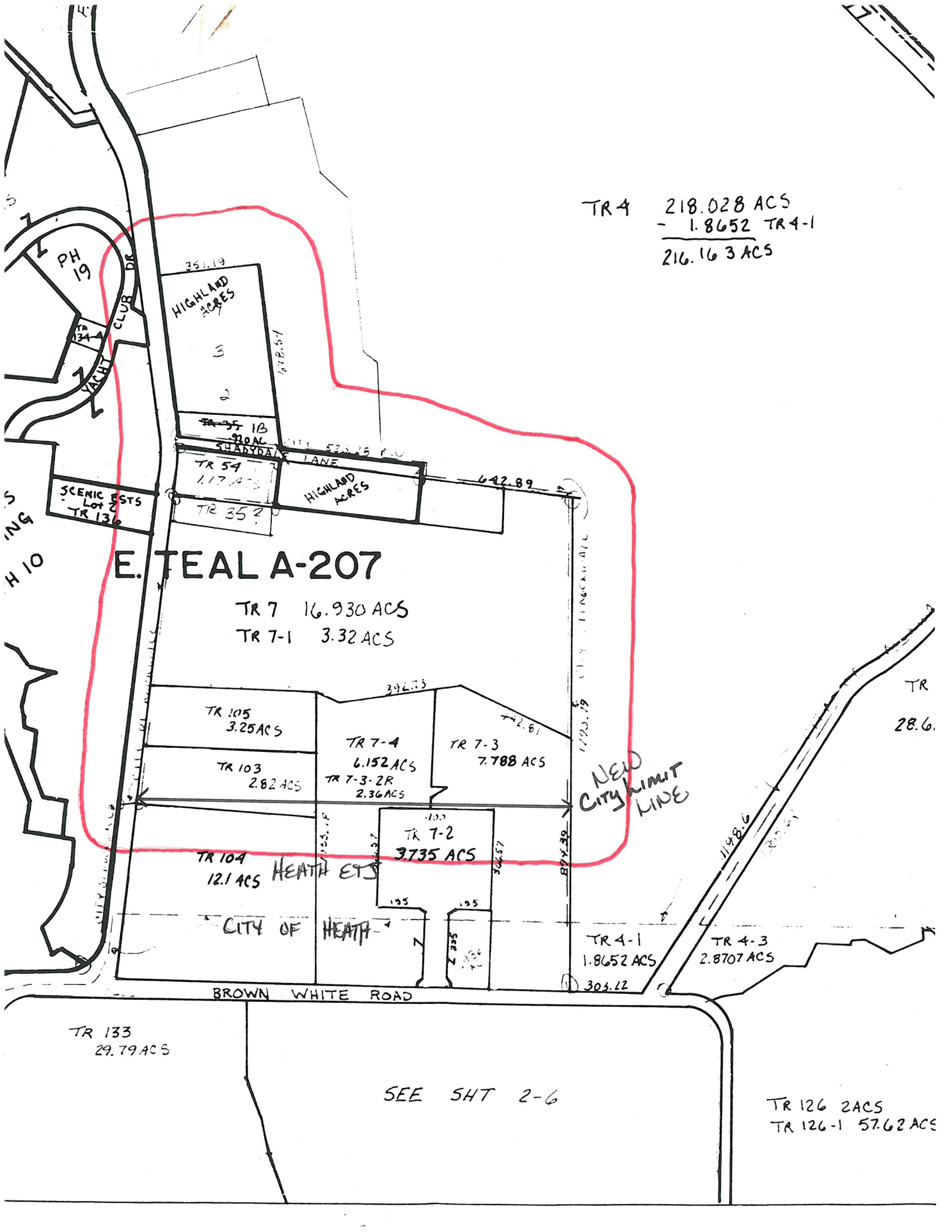
Therefore, as I have already expressed and the Planning and Zoning Board has unanimously approved, annex zoning of Agriculture is appropriate at this time for these 33 acres.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Sellon", is written over the typed name.

John Sellon, Realtor

TR 4 218.028 ACS
 - 1.8652 TR 4-1
 216.163 ACS



E. TEAL A-207

TR 7 16.930 ACS
 TR 7-1 3.32 ACS

TR 105
 3.25 ACS

TR 103
 2.82 ACS

TR 104
 12.1 ACS

TR 7-2
 3.735 ACS

TR 7-4
 6.152 ACS
 TR 7-3-2R
 2.36 ACS

TR 7-3
 7.788 ACS

NEW CITY LIMIT LINE

CITY OF HEATH

BROWN WHITE ROAD

TR 4-1
 1.8652 ACS

TR 4-3
 2.8707 ACS

TR 133
 29.79 ACS

SEE SHT 2-6

TR 126 2 ACS
 TR 126-1 57.62 ACS

TR
 28.6



Concept Plan for PD-9

CITY OF ROCKWALL
City Council Agenda

Agenda Date:

March 6, 1989

Agenda No:

Agenda Item:

P&Z 89-1-Z - Hold Public Hearing and Consider Approval of Ordinances Establishing Permanent Zoning Category for Newly Annexed Territories at FM-740 and Shadydale Lane (1st Reading)

Item Generated By:

City Council

Action Needed:

Hold Public Hearing and consider approval of the ordinance granting permanent zoning on this property.

Background Information:

The City recently completed annexation proceedings on certain parcels of land in the area of Shadydale Lane and FM-740. In accordance with the City Council's policy regarding the zoning of newly annexed property, we have scheduled hearings to consider the appropriate zoning classification for this property. Seven of the parcels are lots located on FM-740 and Shadydale Lane and are generally part of or adjacent to the Highland Acres Addition. It is recommended that these lots be considered for SF-16, just as the four lots along Shadydale that are already in the City. The zoning to the north of these tracts is Planned Development designated for SF-22.5 development. All of these lots far exceed the minimum requirements in SF-16. The property included in this recommendation includes the following:

Lot 2, Block B, Highland Acres Addition

Lot 3, Block B, Highland Acres Addition

Lot 4, Block B, Highland Acres Addition

Lot 1, Block A, Highland Acres Addition

Lot 3, Block A, Highland Acres Addition

An unplatted tract of land located on Shadydale Lane, commonly referred to as Lot 6, Block A, Highland Acres Addition

An unplatted tract of land located on FM-740, containing approximately .92 acre

The remainder of the property, which is owned by three property owners, is currently unplatted, is generally in large tracts, and is currently undeveloped with the exception of the owners' single family use on a portion of the property. These parcels are generally surrounded by SF-10 zoning designation to the east and west in both PD-9 and PD-8 and would be bordered by SF-16 to the north if that zoning is granted. The land use plan indicates low density residential in this area. All of these property owners have requested that their property remain Agriculturally zoned at this time. One of the property owners, Mr. Kirby, currently has a horse breeding operation on his property. Generally, Agricultural zoning should be considered if the property is substantially undeveloped and the property owner has no plans for its full development. This would allow the property owner the opportunity to submit plans for development of the property in the future. Agricultural zoning is the most restrictive classification in the zoning ordinance. There is, however as the Council is aware, an ability on agriculturally zoned property to park oversized trucks and trailers on such property, as an accessory to a permitted agricultural use.

The Planning and Zoning Commission has recommended that the seven individual lots be zoned SF-16 and that the remaining acreage be zoned Agricultural.

Attachments:

Agenda Item:

FM-740, Shadydale Zoning

Item No:

Notes

MINUTES OF THE ROCKWALL CITY COUNCIL

March 20, 1989

Mayor Frank Miller called the meeting to order with the following councilmembers present; Nell Welborn, Don Smith, Norm Seligman, David Elkins, and Pat Luby. Welborn led the invocation and the pledge of allegiance.

Council first considered approval of the Consent Agenda which consisted of the following items:

- a) the minutes of the City Council meeting March 6, 1989
- b) an ordinance amending the preliminary plan for PD-3 on second reading
- c) an ordinance granting a Conditional Use Permit for a garden center to be located on FM-740 on second reading
- d) an ordinance changing the zoning from "PD" Planned Development to "C" Commercial on a tract of land located on FM-549 at SH-276 on second reading
- e) an ordinance amending the comprehensive Zoning Ordinance to authorize commercial amusements as a conditional use within the Scenic Overlay District on second reading
- f) an ordinance granting a Conditional Use Permit for a commercial amusement to be located within Rockwall Village Shopping Center on second reading
- g) a resolution commending the efforts of the street, water and sewer, park and police departments during a recent ice storm
- h) a resolution authorizing submission of a grant application creating a dangerous drug task force

Assistant City Manager Julie Couch read the ordinance captions. Welborn requested item G to be read aloud into the record. Couch read the resolution aloud. Luby request F pulled. Mayor request A pulled. Seligman made a motion to approve. Smith seconded. Unan. Re: item A, vote on separately. Smith made a motion for A.

Welborn seconded. The motion was voted on and passed with all in favor except the Mayor who abstained due to absense from the last regular meeting. Luby regarding item F, discuss and request if deemed necessary by Police Chief additional security guards be employed by this business. Eisen discuss problem that exists in parking lot and may not decrease if permit denied or increase because of this business. Mayor suggest adding into a public nuisance ordinance that would apply to any establishment rather than one particular operation. Other businesses may experience same problem in the future. Luby would agree to public nuisance ordinance. Smith recommended that a section 6 be added to say that the owner and/or operator shall provide adequate security and supervision to activities during business hours. Eisen reminded Council that a substantial change in the

second reading of the ordinance required that the ordinance revert back to first reading. Elkins pointed out that the permit would be reviewed in 1990 and if a problem came up it could be addressed at that time, would prefer general public nuisance ordinance. Welborn made a motion to amend the ordinance to include item 6 as stated by Smith. Mayor- adult supervision. Elkins- Benedetto stated adult and then mature. Seligman problem in parking lot exists, does item 6 apply only to his business. Smith yes. Smith seconded the motion including adult supervision. Seligman- is adult over 18 or over 21? Eckert-adult is generally accepted as 17 years of age and older. passed unanimously. Will be on second reading next meeting.

V.A. Columbia Ventures Public Hearing

City Manager Bill Eisen explains changes in Texas Capital Development Program Funding which requires additional info to be included in the record. He outlined that changes that had taken place since the last hearing. Miller confirmed that nothing had changed regarding City liability. Mayor Miller opened the public hearing. As there was no one present wishing to address this issue, the public hearing was closed. Seligman made a motion to reaffirm Council support for Columbia Extrusion's application. Smith seconded the motion. The motion was voted on and passed unanimously.

V.B. Planning and Zoning Chairman's Report

Vice-Chairman Bill Sinclair addressed the Council and discussed the appointment on the Agenda regarding zoning in the newly annexed territories at FM-740 and Shadydale, a replat of a portion of Phase 18, Chandler's Landing, a replat of a portion of the Clubhouse Phase, the Shores, and a final plat for Northshore Plaza Phase III and the Commission's recommendation on each of these items. Welborn asked if recommendation regarding Shadydale based primarily on input at the time or was consideration given to ultimate use of the land? Sinclair stated that it was based on input and the fact that Agricultural was the most restrictive zoning category and that no changes could be made without some other things taking place first. Smith confirmed that six members were present but the chairman was not. Sinclair added that the vote was unan. Miller request list members absent in all meetings as well as all present.

V.C. Appointment/Ordinance Shadydale Zoning

Eisen explained that a problem was discovered regarding the notification of these property owners. Notices were sent prior to the planning & zoning meeting but not prior to the Council meeting which is policy violation and violation of internal procedures although not state or zoning violation. Notifications were made in accordance with state law and city policy. Welborn concerned that of notices mailed to P&Z, many sent to addresses obtained by tax roll which were incorrect, hope taking steps to verify addresses prior to sending out. Eisen- State law requires that notice be given to the address shown on the tax roll. Eckert confirms that must follow dictates of the statute.

Kirby Albright, 9535 Forest Ln, Dallas, Rt. 4 Box 113-A1, post office doesn't forward to old address shown on the tax roll. Albright state that Roland, self, and Kirby all have horses on property. SF-16 zoning would eliminate prospective buyers if want to keep horses. George Roland, Rt 4 Box 113-KK, did receive P&Z notice, but not Council, post office corrected address but incorrect on tax roll. Regret not move out earlier. Appreciate that change must take place but until such time as development dictates need for change, better off leave Agricultural. Don't want lesson in Administration or Zoning, but why even

consider SF zoning at this time? Want left Agricultural because no intent to cut property into residential lots. Calvin Oglee, #2 Shadydale, was Rt 4 113?, then Rt 4 #2 Shadydale, now just #2 Shadydale. Albright seems to think hardship if SF-16, but Ag can't do anything smaller than an acre, read not from Charlie Davis stating favor for Ag zoning on Albright's prop. Oglee in favor of Ag adjacent to his property, want to see sold to someone who raises horses. Art Dunham, #4 Shadydale, state no objections to Ag zoning. As there was no one else wishing to address the council, the Mayor stated no further comment would be taken. Eisen explain that if want to reconsider decision, should reopen public hearing. Smith took time to check statements expressed at last meeting and other places. zoning has nothing to do with taxes, land use must change to affect taxes and salability discussed with real estate agents who didn't understand zoning, question statement that affects salability. Elkins stated that looked at land use plan at last meeting which shows land is intended to be used as single family property, and that SF-16 would not prohibit owners from horses. Welborn request staff comments on use of Land Use Plan. Eisen explain that lup not intended to be a zoning map but new policy by Council that upon annexation, property be considered for permanent zoning instead of being given a temporary Ag zoning as was policy in past, zoning should be fairly consistent with plan or amend the plan. Miller did not hear testimony regarding SF-16, although redundant to be fair reopen hearing. Welborn made a motion to reschedule public hearing for April 17 and appropriate notices be sent. Smith seconded the motion. Seligman stated that items were in packet last time, were discussed adequately, no major differences if zoning changed and no major impact, made decision at last meeting based on info at that time. The motion was voted on and passed unanimously with Luby out of the room due to a conflict of interest.

V.D. Chandler's Landing Replat

Luby rejoined meeting. Couch explained that the plat was previously approved but not returned for execution and filed within the required 120 days and that the plat was identical to the previously approved replat. Miller opened the public hearing. Harold Evans explained that the plat was sent to Tulsa for execution and then overlooked, but application identical to previously approved. Luby stated since less density motion to approve as before. Smith seconded the motion. The motion was voted on and passed unanimously.

VI.A. Replat Clubhouse Phase, the Shores

Couch explained revised master plan for the Shores which includes this 3.7 acres designated for five single family lots and the layout of these lots. Smith made a motion to approve the replat. Welborn seconded the motion. The motion was voted on and passed unanimously.

VI.B. Final Plat Northshore Plaza Phase III

Couch explained the location of third phase of retail area site planned in this area, amount of development already occurred, elevations, third phase between existing two phases and in conformance with these two phases. Gene Burks stated that contract to build, rooflines, elevations, entire concept in conformance with what already exists. Miller question whether one or two story. Couch site plan indicates one story. Burks explain going to have doctor's office but for now only one building in the works. Smith made a motion to approve the final plat. Seligman seconded the motion. The motion was voted on and passed unanimously.

VII.A. Lone Star Gas Company Rate Increase Request

Eisen explained that rate requested suspended until April 6th. One area of disagreement

between Lone Star and Reed Stowe was reasons for lost and unaccounted for gas. Lone Star requested ability to provide additional information. Requested by Lone Star be tabled until April 3 meeting. Welborn need more clearly copied report by Reed-Stowe. Smith motion to table to April 3. Seligman seconded the motion. Discussion regarding opinion of Reed-Stowe. The motion was voted on and passed unanimously.

VII.B. Funding Turtle Cove Recreation Facility

Eisen explained that the lease agreement was in place regarding utilization of the facility. Rick Crowley recognized Carolyn Gehring, presented proposed budget for operating the facility, total budget change \$18,470 to run building for remainder of year, didn't want to over-estimate revenue but project \$3650. Funding would come out of general fund reserve if sufficient funding not avail in gen fund. Seligman question equipment rental and rec equipemtn. Rick equipment rental to clean pool and make operational, rec equipment tables, chairs, nets, etc. Seligman- what if not renew lease. Rick they will provide materials for fencing, pumps etc for pools although we will pay for labor. Rick every use of Turtle Cove will have fee although some use at Comm Bldg without charge. Questions regarding capacity, types of functions allowed in building, lenght of lease, ability to renew at 12 month intervals, hire someone in area of recreation soon. Welborn made a motion to approve the funding for the operation of the Tc rec facility as outlined in request. Luby seconded the motion. The motion was voted on and passed unanimously.

VII.C. Committee Resolutions Associated with Goals, Strategies

Miller discuss formulation of citizen committees, Nell- stagger terms in all resolutions

Community Law Enforcement Committee- Welborn made a motion to approve esta amende to prov for mechanisim for staggered terms. Smith seconded the motion. Eisen will publisize committees, invite people to express interest by way of statement of credentials. Miller- ask to headline in next news letter. The motion was voted on and passed unanimously. Eisen explain council would determine Chairman on short term committees

Economic Development Task Force- Nell -how relate to Chamber of Comm Ec Dev Comm Eisen believe will compliment. Miller "record" committee will in now way usurp Ch of Comm or indicate dissatisfaction. Smith question funding. Eisen would be developed by individual committees. Smith on this committee, want chairman appointed by Council. smith made a motion to approve the resolution. Welborn seconded the motion. The motion was voted on and passed unanimously.

Rockwall Festival Committee- Mayor quarterly reports not necessarily in person, written report fine, this committee has only seven would prefer less limiting number 9 or 11. Rick seven members of Park Bd plus two ex-officio smith made a motion to approve with addition of quarterly reports. Elkins seconded the motion. The motio was voted on and passed unanimously.

Historical/Cultural Preservation and Enhancement Committee- Smith want committee to appoint own chairman. Mayor- have them elect at third meeting so have time to get involved in purpose of committee Welborn motion- change that third meeting select chairman and vc. Seligman seconded the motion. The motion was voted on and passed unanimously.

Cultural Enrichment Task Force- Smith made a motion to approve res. Seligman motion. Luby second. Unan

Library Assistance Task Force- Elkins add a citizen from the County Welborn made a motion to approve resolution by add two citizen at large representatives to live in County and not in City. Elkins seconded the motion. The motion was voted on and passed unanimously.

VII.D. Mutual Aid Contracts

Eisen explains both. Welborn made a motion to approve contracts as submitted. Seligman seconded the motion. Seligman pointed out last page needs corrected date. The motion was voted on and passed unanimously.

VII.E. Award of Bids

Eisen explaine the four bids and recommendations. Smith question JaniKing and did any local companies bid. Rick- sent to everyone that purchasing clerk could locate. Phemister- many could not meet insurance and bonding requirements. Seligman question aviation 24 cents over cost. Miller question attorney re: bid process, advertising, notification. Eckert- can accept comments if necessary. Welborn experience? Eisen Janiking of Dallas is current. Eisen have had occasions when work unsatisfactory but no guarantee that similar circumstances won't reoccur if change. Smith made a motion to approve as submitted, Seligman seconded the motion. The motion was voted on and passed unanimously.

VII.F. Contract with City of Heath for Animal Control

Eisen explain current emergency agreement with Heath, Mayor miller turned chair over to Mayor Pro-Tem Welborn, Eisen explain proposed agreement. Seligman made a motion to approve the contract. Luby seconded the motion. The motion was voted on and passed unanimously.

VII.G. Resolution Approving Purchase of Equipment

Eisen explained the need to amend in order to authorize purchas of truck and transport unity for animal control needed for above contract. Luby made a motion to approve res. Seligman seconded the motion. The motion was voted on and passed unanimously.

VII.H. Bid for Animal Control Truck and Transport Unit

Eisen explain recommendation. Seligman made a motion to award as recommended with 3day travel per diem. Smith seconded the motion. The motion was voted on and passed unanimously.

VII.I. Resolution Amending Certain Fees at Municipal Airport

Eisen explained that two areas of revenue , fuel sales and tie down rentals, cause concern. Reduce tie downs from 38.50 to 28.50 per month in attemp to attract tenants. Elkins- any indication 10/month will help? Smith made a motion to approve the resolution. Elkins seconded the motion. The motion was voted on and passed unanimously.

VII.J. Resolution Regarding Landfill Permit Request

Eisen explains consulting engineer hired- cost split with Fate, consultant pointed out many concerns. Seligman made a motion to approve the resolution stating city's concern. Luby seconded the motion. The motion was voted on and passed unanimously.

VII.K. Change Order Contract with Uvalde for Jewel Park

Eisen explains, Smith made a motion to approve change order. Seligman seconded the motion. The motion was voted on and passed unanimously.

RE: Manager's Notes

Miller request update on road improvements re: Cap Imp Prog Phase II

Eisen waiting on completion of certain improvements by Lone Star prior to awarding contract. Dub - Lone Star is about halfway through on North Alamo and 1500 more feet of line to lay, hope to bid latter part of last week.

Smith- I-30/FM-740, Eisen latest info in Austin that schedule for letting contract now June where previously was April due to cash flow problems. Start of Construction date earliest probably in July. Seligman- since want to do all at one time, why not ask state to go ahead and one way the service roads without traffic signal? Eisen- one way improvements also includes channelization improvements. Discussion regarding funding, maintenance budget vs construction funds. Seligman how much costing to direct traffic. Chief Watkins - 18/person x 3 people about 100/week. Miller- Bill spoke w/Hwy Dept today re: local funds to help speed up but not looked on favorably.

Smith motion to adjourn

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on Thursday, February 9, 1989, at City Hall, 205 West Rusk, to consider establishing permanent zoning on six lots and approximately 34 acres located in the vicinity of FM-740 and Shadydale Lane and further described on the attached "Exhibit A". The Commission will consider the following classifications on the described property:

"SF-16" Single Family
"SF-10" Single Family
"A" Agricultural

As an interested property owner, it is important that you attend this hearing or notify the Commission in writing of your feeling in regard to this matter. The decision of the Planning and Zoning Commission will be a recommendation which will be forwarded to the City Council for a final decision.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing in City Hall, 205 West Rusk on

**Monday, April 17, 1989
at 7:00 P.M.**

to consider establishing permanent zoning on approximately 34 acres located in the vicinity of FM-740 and Shadydale Lane including certain lots located on Shadydale Lane and FM-740, and further described on the attached Exhibit "A". The Council will consider the following classifications on the described property:

"SF-16" - Single Family
"SF-10" - Single Family
"A" Agricultural

As an interested property owner, it is important that you attend this hearing or notify the Council in writing of your feeling in regard to this matter.

Case No. P&Z 89-1-Z

The following form may be filled out and returned as soon as possible to Julie Couch, 205 W. Rusk, Rockwall, Texas 75087.

Case No. P&Z 89-1-Z

I am in favor of the following specified zoning changes for the reasons listed below:

I am opposed to the following specified zoning changes for the reasons listed below:

Signature_____

Address_____

EXHIBIT "A"

Being part of the E. Teal Survey, Abstract No. 207 and part of Highland Acres Addition, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point on the East line of F.M. Road No. 740 at Station No. 205+00, a point for corner;

Thence, a long the East line of F.M. Road No. 740, the following:

N.6°56'E., a distance of 204.52 feet to a point for corner;

N.6°36'E., a distance of 627.01 feet to the beginning of a curve to the right having a central angle of 0°24'26" and a radius of 11,429.37 feet, a point for corner

Around said curve, a distance of approximately 190.74 feet to a point for corner, said corner being the existing Rockwall City Limits;

Thence, S.84°30'E., leaving F.M. Road No. 740 and following the existing City Limits a distance of approximately 366.02 feet to a point for corner;

Thence N. 4°53'E., a distance of approximately 140.55 feet to the Northwest corner of Lot 1, Block A, Highland Acres Addition, a point for corner;

Thence, N. 84°30'W., along the South line of Shadydale Lane, a distance of 362.70 feet to a point on the East line of F.M. Road No. 740, said point being the beginning of a curve to the left having a central angle of 6°01'06" and a radius of 481.68 feet, a point for corner;

Thence, around said curve and along the East line of F.M. Road No. 740, a distance of 50.59 feet to the end of said curve, a point for corner;

Thence, S.84°30'E., leaving F.M. Road No. 740, and along the North line of Shadydale Lane, a distance of 503.35 feet to a point for corner;

Thence, S.6°03'W., leaving Shadydale Lane, a distance of 300.05 feet to the Southeast corner of Lot 1, Block A, a point for corner;

Thence, S.84°30'E., a distance of 125.00 feet to the Southwest corner of Lot 3, Block A, a point for corner;

Thence, N.6°03'E., a distance of 300.05 feet to a point for corner;

Thence, S.84°30'E., along the North line of Shadydale Lane, a distance of 125.00 feet to a point for corner;

Thence, S.6°03'W., a distance of 300.05 feet to the Southeast corner of Lot 3, Block A, a point for corner;

Thence, S.84°30'E., a distance of 250.00 feet to the Southeast corner of Lot 5, Block A, a point for corner;

Thence, N.6°03'E., a distance of 250.00 feet to the Northeast corner of Lot 5, Block A, a point for corner;

Thence, S.84°30'E., a distance of 392.50 feet to the Northeast corner of Kirby Albright's 36.962 acre tract, (Volume 125, Page 477) a point for corner;

Thence, S.1°29'40"W., along the east line of said 36.962 acre tract, a distance of 1,061.15 feet to a point for corner;

Thence, N.88°30'20"W., a distance of 1,488.77 feet to the PLACE OF BEGINNING and containing 33.098 acres of land.

Lot 1, Block A, Highland Acres Addition
Lot 3, Block A, Highland Acres Addition
Lot 2, Block B, Highland Acres Addition
Lot 3, Block B, Highland Acres Addition
Lot 4, Block B, Highland Acres Addition

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing in City Hall, 205 West Rusk on

**Monday, April 17, 1989
at 7:00 P.M.**

to consider establishing permanent zoning on approximately 34 acres located in the vicinity of FM-740 and Shadydale Lane including certain lots located on Shadydale Lane and FM-740, and further described on the attached Exhibit "A". The Council will consider the following classifications on the described property:

"SF-16" - Single Family
"SF-10" - Single Family
"A" Agricultural

As an interested property owner, it is important that you attend this hearing or notify the Council in writing of your feeling in regard to this matter.

Case No. _____

The following form may be filled out and returned as soon as possible to Julie Couch, 205 W. Rusk, Rockwall, Texas 75087.

Case No. _____

I am in favor of the following specified zoning changes for the reasons listed below:

I am opposed to the following specified zoning changes for the reasons listed below:

It would be better agriculture because when it is developed we would have a better say what goes next to us. We are the only one who joins this on 2 sides.

Signature Steve W. Hempel

Address #7 Shady Dale
Rockwall, Tex
75087

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Case No. P&Z 89-1-Z

The following form may be filled out and returned as soon as possible to Julie Couch, 205 W. Rusk, Rockwall, Texas 75087.

Case No. P&Z 89-1-Z

I am in favor of the following specified zoning changes for the reasons listed below:

I am neither in favor or nor do I appose the above
zoning changes.

I am opposed to the following specified zoning changes for the reasons listed below:

Signature _____
Luanne Barner-Franks
Address #10 Shadydale
Rockwall 75087