

APPLICATION AND FINAL PLAT CHECKLISTDate 9/21/94Name of Proposed Development Eppstein BK B-Lots-7,8,9,10,11,6Name of Developer Robert StarkAddress 103 N FANNINPhone 771-8232Owner of Record Robert Stark (MAC Properties)Address 103 N. FANNINPhone 771-8232Name of Land Planner/Surveyor/Engineer PRECRISE  
18601 HWY #520Address ~~TYLER & DENISON STREETS~~Phone 681 7072Total Acreage 6-LotsCurrent Zoning SF7Number of Lots/Units 4Signed [Signature]

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

Provided of  
Shown on Plat

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

TYLER & DENISON ST.

94-25-RP

2. Location of the development by City, County and State.

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within an adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

94-25-RP

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording) |
| _____ | _____ | 14. Statement of developer responsibility for storm drainage improvements (see wording)  |
| _____ | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording)   |
| _____ | _____ | 16. Space for signatures attesting approval of the plat (see wording)  |
| _____ | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)  |
| _____ | _____ | 18. Compliance with all special requirements developed in preliminary plat review  |
| _____ | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)   |
| _____ | _____ | 20. Submit along with plat a calculation sheet indicating the area of each lot   |
| _____ | _____ | 21. Attach copy of any proposed deed restrictions for proposed subdivision   |

94-25-RP

Taken by: \_\_\_\_\_

Date: 9/21/94

Receipt No.: 032586

File No.: 94-25-RP

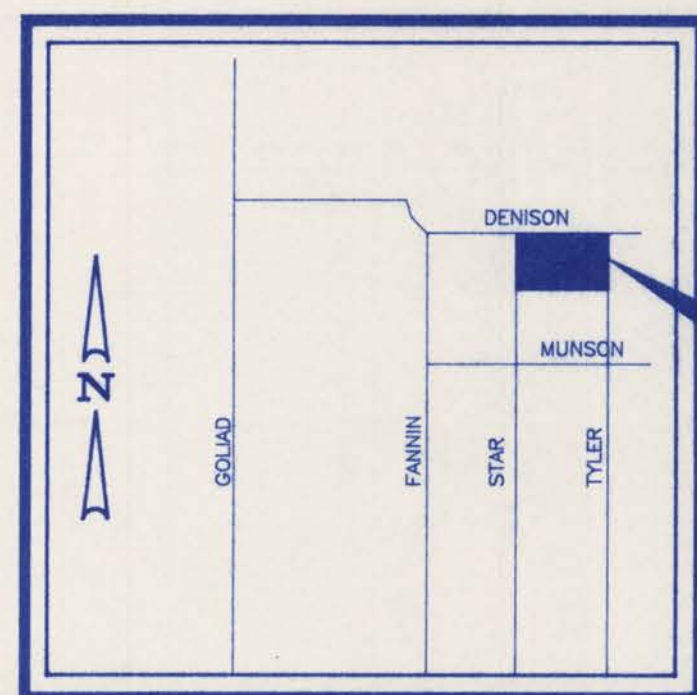
Fee: \$ 70.00

94-25-RF

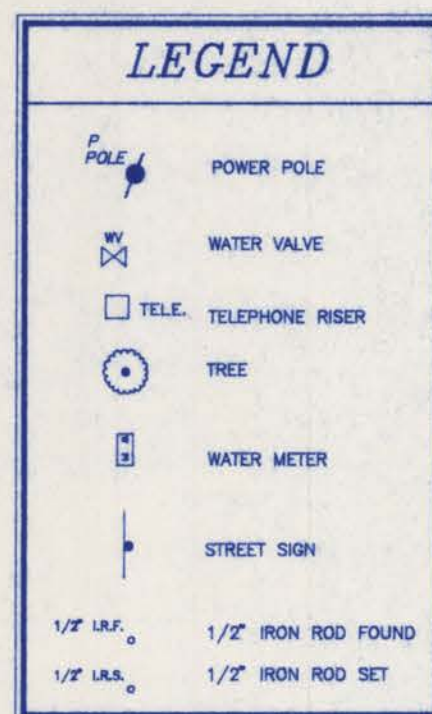








VICINITY MAP  
(NOT TO SCALE)



THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE  
FLOOD PLAIN MAP OF THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO.  
480547-00050 MAP DATED 6/16/92 (ZONE 'X').

	NORTHING	EASTING
1	7,028,148.8292	2,595,944.7342
2	7,028,008.7831	2,595,947.9687
3	7,028,008.8013	2,595,907.0048
4	7,280,010.7023	2,595,906.9355
5	7,028,004.8613	2,595,857.9900
6	7,028,139.8290	2,595,854.8201



0 15 30 60  
SCALE FEET

1"=30'

\* File Copy \*

## PRELIMINARY PLAT OF

**EPPSTEIN / STARK ADDITION**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

### OWNER:

**ROBERT C. STARK**  
103 N. FANNIN  
ROCKWALL, TEXAS 75087  
(214) 771-8232

### SURVEYOR:

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

DATE: SEPTEMBER 1994

### SURVEYOR'S CERTIFICATE

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

Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Notary Public in and for the State of Texas

### OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ROBERT C. STARK, BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING all of Lots 7,8,9 and 10, and the North 35 feet of Lots 6 and 11 of the Eppstein Addition, an addition to the City of Rockwall according to the plat recorded in Volume L, Page 386, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the South right-of-way line of Denison Street (50' Right-of-Way) with the West right-of-way line of Tyler Street (50' Right-of-Way), said iron rod being the northeast corner of said Lot 8;

THENCE South 01°20'38" West, 137.90 feet with the West right-of-way of Tyler Street to a 1/2 inch iron rod set, being North 01°20'38" East, 12.09 feet from the northeast corner of a Lot 5 of said Eppstein Addition;

THENCE North 89°46'26" West, 40.96 feet departing the West right-of-way line of said Tyler Street and parallel to the North line of said Lot 5 to a 1/2 inch iron rod found;

THENCE North 01°20'38" East, 2.10 feet to a 1/2 inch set;

THENCE North 88°39'23" West, 249.04 feet parallel to the North line of said Lot 5 to a 1/2 inch iron rod set, said iron rod being in the West right-of-way line of Star Street (50' Right-of-Way);

THENCE North 01°20'38" East, 135.00 feet with the West right-of-way line of said Star Street to the POINT OF BEGINNING and containing 0.901 acres of land, more or less.

Bearings based on plat Vol. L, Page 386, D.R.R.C.T.

### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT C. STARK, being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOTS 7,8,9,10 and 35' OF LOTS 11 and 6, BLOCK "B", EPPSTEIN ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

BY ROBERT C. STARK

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared ROBERT C. STARK known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary Public in and for the State of Texas

### RECOMMENDED FOR FINAL APPROVAL

CITY MANGER

I hereby certify that the above foregoing FINAL PLAT REPLAT OF LOTS 7,8,9 & 10, and 35' OF LOTS 6 & 11 OF EPPSTEIN ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.

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

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.

Mayor, City of Rockwall, Texas

### APPROVED

CHAIRMAN PLANNING AND ZONING COMMISSION

City Secretary, City of Rockwall, Texas



94-25-RP To consider approval of a request from Robert Stark for a replat of 6 lots being Lots 7,8,9, and 10, and the north 35 feet of lots 6 and 11 of the Eppstein Addition located on Denison and Tyler Street.

Legal Description  
Eppstein / Stark Addition

BEING all of Lots 7,8,9 and 10, and the North 35 feet of Lots 6 and 11 of the Eppstein Addition, an additon to the City of Rockwall according to the plat recorded in Volume L, Page 386, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the South right-of-way line of Denison Street (50' Right-of-Way) with the West right-of-way line of Tyler Street (50' Right-of-Way), said iron rod being the northeast corner of said Lot 8;

THENCE South 01°20'38" West, 137.90 feet with the West right-of-way of Tyler Street to a 1/2 inch iron rod set, being North 01°20'38" East, 12.09 feet from the northeast corner of Lot 5 of said Eppstein Addition;

THENCE North 89°46'26" West, 40.96 feet departing the West right-of-way line of said Tyler Street and parallel to the North line of said Lot 5 to a 1/2 inch iron rod found;

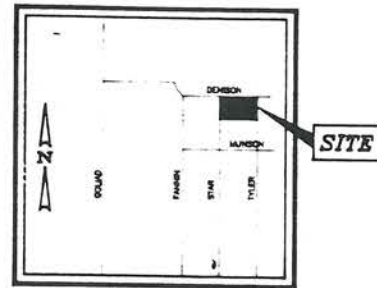
THENCE North 01°20'38" East, 2.10 feet to a 1/2 inch iron rod set;

THENCE North 88°39'23" West, 249.04 feet parallel to the North line of said Lot 5 to a 1/2 inch iron rod set, said iron rod being in the West right-of-way line of Star Street (50' Right-of-Way);

THENCE North 01°20'38" East, 135.00 feet with the West right-of-way line of said Star Street to the POINT OF BEGINNING and containing 0.901 acres of land, more or less.

Bearings based on plat Vol. L, Page 386, D.R.R.C.T.

ATT: DENISE LA RUE



VICINITY MAP  
(NOT TO SCALE)

LEGEND	
	POWER POLE
	WATER VALVE
	TELEPHONE POLE
	TREE
	WATER METER
	STREET SIGN
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF UNIVERSITY PARK COMMUNITY PANEL NO. 480547 0005 C, MAP DATED 6/16/82 (ZONE "X").

	NORTHING	EASTING
1	7,028,146.8292	2,595,944.7342
2	7,028,008.7631	2,595,947.9687
3	7,028,008.8013	2,595,907.0048
4	7,280,010.7023	2,595,906.9355
5	7,028,004.8813	2,595,857.9900
6	7,028,139.8290	2,595,854.8201

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ROBERT C. STARK  
ROCKWALL, TEXAS, COUNTY OF ROCKWALL,  
DESCRIBED AS FOLLOWS:

BEING all of Lot  
11 of the Eppstein  
according to the  
Records of Rockwall  
described as follows:

BEGINNING at a  
of Denison Street  
line of Tyler Street  
northeast corner

THENCE South 0  
way of Tyler Street  
01°20'38" East,  
of said Eppstein

THENCE North 8  
of -way line of  
said Lot 5 to a

THENCE North 0

THENCE North 8  
line of said Lot  
in the West right

THENCE North 0  
way line of said  
containing 0.901

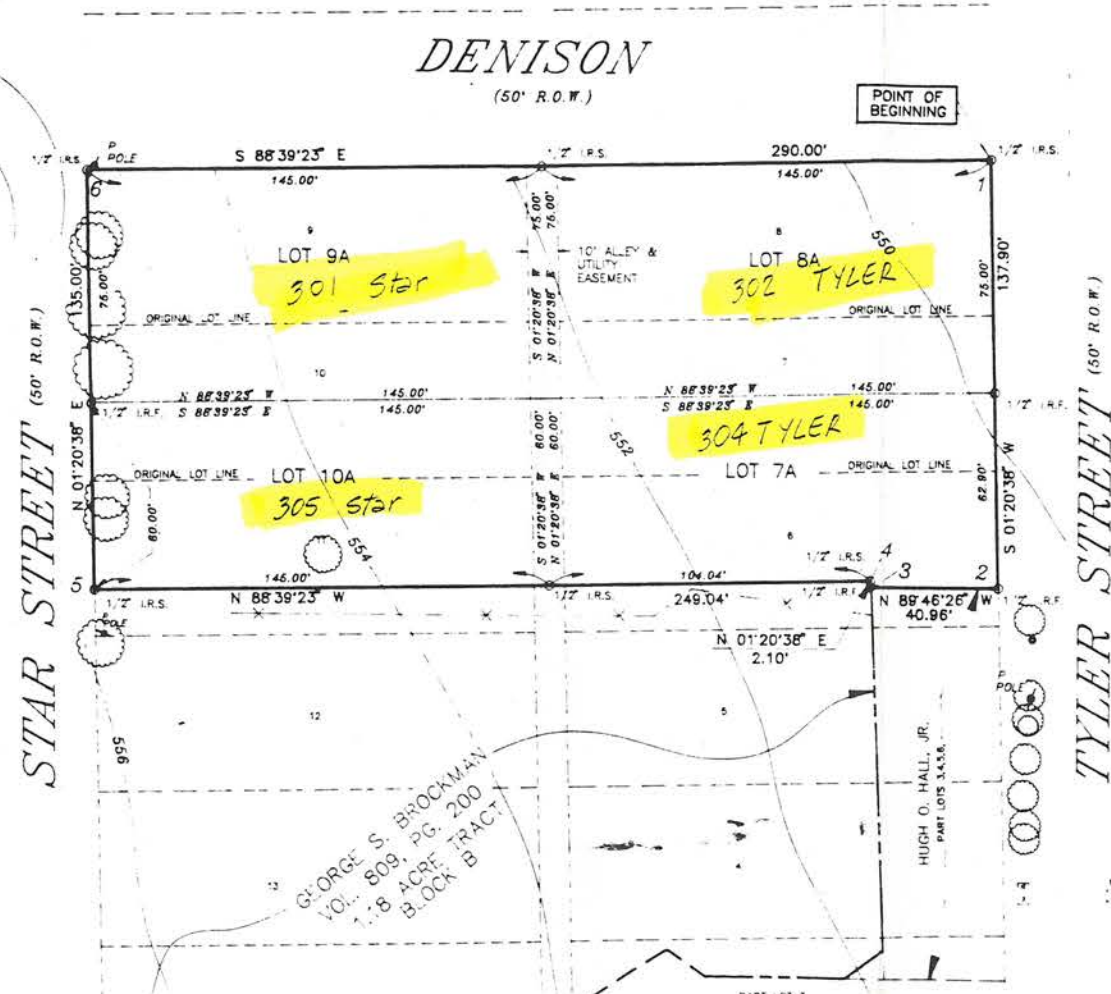
Bearings based on

NOW THEREFORE KNOW

THAT ROBERT C. STARK  
designating the herein  
BLOCK "B", EPPSTEIN  
forever the streets, or  
strips shown on this  
utilities desiring to use  
removed all or part of  
any way encroachment or  
respective system on a  
right of ingress and egress  
purpose of construction  
removing all or part of  
permission of anyone  
resulting from or occasion  
approval of a plat by  
representation, assurance  
authorized or permitted  
assurance or guarantee  
availability of water for

WITNESS MY HAND, this

BY ROBERT C. STARK



# STREET ADDRESS MAP

FINAL PLAT OF	
EPPSTEIN / STARK ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
<b>OWNER:</b> ROBERT C. STARK 103 N. FANNIN ROCKWALL, TEXAS 75087 (214) 771-8232	<b>SURVEYOR:</b> PRECISE LAND SURVEYING, INC. 18601 LBJ, SUITE 520 MESQUITE, TEXAS 75150 (214) 681-7072

DATE: SEPTEMBER 1994

Daniel A. Smith, P.L.S. No. 4645

STATE OF TEXAS  
COUNTY OF ROCKWALL  
BEFORE ME, a notary public, on this day personally appeared Daniel A. Smith, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this 17 day of November 1994.  
  
Notary Public in and for the State of Texas

I hereby certify that the ab  
ADDITION, to the City of Ro  
Texas, on the 17 day of November 1994.  
This approval shall be invalid  
the County Clerk of Rockwall  
final approval.  
Said addition shall be subject  
Rockwall, Texas.  
Mayor, City of Rockwall, Tex

**AGENDA**  
Planning And Zoning Regular Meeting  
October 13, 1994  
7:00 P.M.

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES FROM THE SEPTEMBER 8TH AND 29TH MEETINGS**

**III. PUBLIC HEARINGS**

94-22-CUP            Hold Public Hearing and Consider Recommending Approval of a request from Oona Gaston for an amendment to the Conditional Use Permit to allow outside display, sales and service of recreational vehicles on a 5 acre tract of land located at 1530 I-30.

94-21-PP/Z            Hold Public Hearing and Consider Recommending Approval of a Request from Neal Jones for an amendment to PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary At Chandlers Landing.

94-24-PP/CUP            Hold Public Hearing and Consider Recommending Approval of a request from Brinker International for a Site Plan, Preliminary Plat, and Conditional Use Permit for a 1.433 acre located at east I-30 service road and east of FM-740.

94-25-RP            Hold Public Hearing and Consider Recommending Approval of a request from Robert Stark for a Replat of 6 lots located at Tyler and Denison Street.

**IV. SITE PLAN/PLATS**

94-23-FP/SP            A request from American National Bank for a Final Plat being Lot 1, Block 1 of the Steger Retail Addition located on the northeast corner of FM-3097 and FM-740

94-27-PP            A request from Rob Whittle for a Preliminary Plat for Fox Chase Phase IV located in the Fox Chase addition.



Planning and Zoning Meeting Minutes  
October 13,1994

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES FROM THE SEPTEMBER 8th AND 29th MEETINGS**

Mr.Ewing made a motion to approve the minutes from the September 8th meeting with one correction. Mr.Raulston seconded the motion. The motion was voted on and passed 5 to 0. Mr.Friend abstained.

Mr. Ruff made a motion to approve the minutes from the September 29,1994 meeting. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

**III. PUBLIC HEARING**

**94-22-CUP** Hold Public Hearing and Consider Recommending Approval of a request from Oona Gaston for an amendment to the Conditional Use Permit to allow outside display, sales and service of recreational vehicles on a 5 acre tract of land located at 1530 I-30.

Mr.Douphrate outlined the request and recommended approval with several conditions.

Mr.Friend opened the public hearing.

Oona Gaston, applicant asked that the commission approve the request.

Mr.Friend closed the public hearing.

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

The uses in the current CUP ordinance be replaced with the new use which will be the outdoors display, sales, service and storage of recreational vehicles.

The CUP will expire at the same date as the paving variance stipulation that the applicant may petition the Planning and Zoning at the conclusion of the time period for an extension.

The stored recreational vehicles for paid storage are to be located at the rear of the property and placed behind a line parallel to the rear building wall.

All other stipulations of the original CUP shall apply.

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

94-21-PP/Z Hold Public Hearing and Consider Recommending Approval of a Request from Neal Jones for an amendment to PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary At Chandlers Landing.

Mr.Friend opened the public hearing.

Neal Jones, applicant addressed the Commission requesting approval of the amendment.

Cynthia Sea, 5516 Canada Court addressed the Commission stating she was opposed to the request.

Mr.Friend closed the public hearing.

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

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

The applicant is to show the 100 year flood plain delineation on the plat. The finished floor elevation of the triplex is to be a minimum of 2 feet above the 100 year base flood elevation.

Label the common area as Lot 4

Lot 4 is to be dedicated to Chandlers Landing and the Homeowners Association.

Mr. Ramsay seconded the motion. The motion was voted on and passed 5 to 1.

94-24-PP/CUP Hold Public Hearing and Consider Recommending Approval of a request from Brinker International for a Site Plan, Preliminary Plat, and Conditional Use Permit for a 1.433 acre located at east I-30 service road and east of FM-740.

Mr. Ewing removed himself from the public hearing stating conflict of interest.

Mr.Douphrate outlined the request recommending approval.

Mr.Friend opened the public hearing.

Gerg Clemco, applicant addressed the Commission asking for approval of the request.

Mr.Friend closed the public hearing.

After much discussion Mr.Ruff made a motion to approve the request from Brinker International for a Site Plan, Preliminary Plat, and Conditional Use Permit for a 1.433 acre located at east I-30 service road and east of FM-740.

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

**94-25-RP** Hold Public Hearing and Consider Recommending Approval of a request from Robert Stark for a Replat of 6 lots located at Tyler and Denison Street.

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

Mr.Friend opened the public hearing.

Robert Stark, applicant addressed the Commission asking for approval of the request.

Mr.Friend closed the public hearing.

After much discussion Mr.Ramsay made a motion to approve the request from Robert Stark for a Replat of 6 lots located at Tyler and Denison Street with the following conditions;

The applicant is to provide a 20' building setback along Star and Tyler street.

The applicant is to show the boundary of the existing 1.18 acre replat adjacent to the proposed .901 acre tract of land.

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

#### **IV. SITE PLANS/PLATS**

**PZ-94-23-FP/SP** Discuss and consider recommending approval of a request from American National Bank for a site plan and final plat of lot 1, block 1 of the Steger Retail addition.

Mr.Douphrate outlined the request recommending approval with several conditions.

Mr.Chris Cronin, applicant addressed the Commission asking for approval of the request.

Mr.Ewing made a motion to approve the request from American National Bank for a site plan and final plat of lot 1, block 1 of the Steger Retail addition with the following conditions;

The misspellings in the legal description are to corrected.

The applicant is to screen the transformer, air conditioning units, and the trash dumpster.

The trash dumpster is to be relocated to the rear of the property.

The applicant is to submit a landscaping plan for review and approval.

Approval of the final plat is contingent upon final engineering review and approval.

Placement of a sidewalk along FM-3097 and FM-740.

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

93-27-PP Discuss and Consider recommendations for approval of a request from Whittle Development for a preliminary Plat for Fox Chase Phase IV located east of FM-740 and north of Shadydale Lane.

Mr.Douphrate outlined the request and recommended approval of the

Mr.Whittle addressed the Commission asking for approval of the request.

Mr.Raulston made a motion to approve the request from Whittle Development for a preliminary Plat for Fox Chase Phase IV located east of FM-740 and north of Shadydale Lane with the following conditions;

The applicant is to submit a phasing plan for the entirety of the Fox Chase Development.

The applicant's engineer is to revise the utility layout indicating the segment of the existing sanitary sewer main to be abandoned.

The applicant is to provide a 1 acre temporary park recreation area to be used by the City until the permanent park site is dedicated to the City. The site location will be determined by the Park Board and applicant.

The applicant will be required to provide a left turn lane on FM-740 into the Fox Chase Development.

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

**V. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:15 p.m.

ATTEST:

APPROVED:

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

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



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** October 17, 1994

**Agenda No.** V.E.

**Agenda Item:** **PZ 94-25-RP** Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Robert Stark for a Replat of 6 Lots Located at Tyler and Denison Street and Take Any Necessary Action (1st reading)

**Item Generated By:** Applicant, Robert Stark

**Action Needed:** Hold Public Hearing and Consider Approval of a Replat

**Background Information:**

**Attachments:**

1. Copy of P&Z Agenda Information
2. Copy of ordinance (to be delivered on Friday)

**Agenda Item:** PZ 94-25-CUP: Robert Stark

**Item No.** V.E.

## Planning and Zoning Agenda

**Agenda Date:**

October 13, 1994

**Agenda Item:**

**94-25-RP** Hold Public Hearing and Consider recommending approval of a request from Robert Stark for a Preliminary Replat of lots 7-10, and part of lots 6 & 11, Block B in the Eppstein addition.

**Applicant:**

Robert Stark

**Action Needed:**

Hold Public Hearing & Consider Recommending approval of a Preliminary/Replat.

**Background Information:**

The applicant is requesting approval to replat a portion of the lots in the Eppstein addition. The lots to be replatted are 7-10 and a portion of lots 6 & 11. The remainder of lots 6 & 11 outside of the proposed replat have been previously divided and replatted into a 1.18 acre tract. The applicant has been informed to indicate the new boundary and name of the existing replat adjacent to the proposed Eppstein/Stark addition replat.

**Recommendations:**

Staff recommends approval of the proposed replat provided the following conditions are met;

1. The applicant is to provide a 20' building setback along Star & Tyler street.
2. The applicant is to show the boundary of the existing 1.18 acre replat adjacent to the proposed .901 acre tract of land.

## MEMORANDUM

TO: Dub Douphrate, P.E.  
FROM: Dan C. Boutwell, AICP  
SUBJECT: P&Z 93-25 RP (Stark)  
DATE: October 5, 1994

The applicant is requesting approval of a 0.901 Acre tract of land to be used for residential use. The replat will effectively combine 6 residential lots into 2 residential lots. We offer the following comments:

1. The plat drawing indicates that Lot 11 and Lot 6 is being split. The applicant should confirm the status of these lots. If in fact, these lots are being divided by this action, the limits of the replat must be changed to include all of lots 6 thru 11.
2. If the adjacent area has been replatted, the plat should show, in dashed lines, the locations of the lots.
3. The replat should indicate a 20 foot building line located adjacent and parallel to Star Street.

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

APPLICATION AND FINAL PLAT CHECKLISTDate 9/21/94Name of Proposed Development Eppstein BK B-Lots-7,8,9,10,11,Name of Developer Robert STARKAddress 103 N FANNINPhone 771-8232Owner of Record Robert STARK (Mac Properties)Address 103 N. FANNINPhone 771-8232Name of Land Planner/Surveyor/Engineer PREESE  
18601 HWY #520Address ~~Tyler & DENISON STS.~~Phone 681 7072Total Acreage 6-LotsCurrent Zoning SF7Number of Lots/Units 4Signed [Signature]

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

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Information

Provided of  
Shown on Plat

Not  
Applicable

1. Title or name of development, written and graphic scale, north point, date of plat and key map

Tyler & DENISON ST.

011 00 00

94-25-RP To consider approval of a request from Robert Stark for a replat of 6 lots being Lots 7,8,9, and 10, and the north 35 feet of lots 6 and 11 of the Eppstein Addition located on Denison and Tyler Street.

Legal Description  
Eppstein / Stark Addition

BEING all of Lots 7,8,9 and 10, and the North 35 feet of Lots 6 and 11 of the Eppstein Addition, an additon to the City of Rockwall according to the plat recorded in Volume L, Page 386, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the South right-of-way line of Denison Street (50' Right-of-Way) with the West right-of-way line of Tyler Street (50' Right-of-Way), said iron rod being the northeast corner of said Lot 8;

THENCE South 01°20'38" West, 137.90 feet with the West right-of-way of Tyler Street to a 1/2 inch iron rod set, being North 01°20'38" East, 12.09 feet from the northeast corner of Lot 5 of said Eppstein Addition;

THENCE North 89°46'26" West, 40.96 feet departing the West right-of-way line of said Tyler Street and parallel to the North line of said Lot 5 to a 1/2 inch iron rod found;

THENCE North 01°20'38" East, 2.10 feet to a 1/2 inch iron rod set;

THENCE North 88°39'23" West, 249.04 feet parallel to the North line of said Lot 5 to a 1/2 inch iron rod set, said iron rod being in the West right-of-way line of Star Street (50' Right-of-Way);

THENCE North 01°20'38" East, 135.00 feet with the West right-of-way line of said Star Street to the POINT OF BEGINNING and containing 0.901 acres of land, more or less.

Bearings based on plat Vol. L, Page 386, D.R.R.C.T.

ATT: DENISE LARUE



# MINUTES OF THE ROCKWALL CITY COUNCIL OCTOBER 17, 1994

## Call to Order

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

## Consent Agenda

- a) Approval of Minutes of October 3, 1994
- b) PZ-94-16-PP/Z Consider Approval of Ordinance Granting a Request for Homeplace for an Amendment to "PD-3" changing the Land Use from "MF" and "C" to "SF-10" and SF-7.8" and a Zoning Change from "A" to "PD-3" SF10/SF7.8 for Random Oaks at the Shore (2nd reading)

### ORDINANCE NO. 94-35

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

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

## Appointments/Plats/Plan/Public Hearing

Appointment with Planning and Zoning Commission Chairman

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

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

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

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

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

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

## Action (1st reading)

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

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

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



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

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

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

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

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

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

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

**City Manager's Report**



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

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

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

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

## **Action/Discussion Items**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 370 Adjournment

The meeting adjourned at 9:50 p.m.

375 APPROVED:

380   
Mayor

ATTEST:

385   
City Secretary



## MINUTES OF THE ROCKWALL CITY COUNCIL DECEMBER 5, 1994

### 5 CALL TO ORDER

Mayor Alma Williams called the meeting to order at 7:00 p.m. Councilmembers present included George Hatfield, Pat Luby, Todd White and Bob Wilson. Dale Morgan arrived late, and Nell Welborn was absent. The innovation and pledge of allegiance were lead by Todd White. Mayor Williams opened the public forum.

### OPEN FORUM

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

### CONSENT AGENDA

- a. Minutes of November 21, 1994 City Council Meeting
- b. Consider Approval of an Ordinance Revising the City's Drug and Substance Abuse Policy

Todd White requested that the ordinance revising the City's Drug and Substance Abuse Policy be pulled from the consent agenda. George Hatfield moved for the approval of the November 21, 1994 minutes. Todd White seconded the motion, and it passed unanimously. Todd White requested that the policy be clarified to include the reporting of any alcohol related offenses. Todd White moved for the approval of the ordinance with the addition of language requiring that alcohol offenses be reported to the City. The motion was seconded by Bob Wilson. Bob Wilson requested clarification about the progression of disciplinary action and requested that it be reworded. Caption was read by Couch.

#### ORDINANCE NO. 94-40

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 91-30 AND ADOPTING REVISIONS TO THE DRUG AND SUBSTANCE ABUSE POLICY AS PART OF THE OFFICIAL PERSONNEL POLICIES OF THE CITY AND OTHER MATTERS RELATED THERETO; PROVIDING FOR AN EFFECTIVE DATE

A motion for approval of the ordinance on first reading was made by Pat Luby. Todd White seconded the motion, and the motion passed unanimously.

### APPOINTMENTS/PUBLIC HEARINGS/PLATS AND PLANS

45 **PZ-94-25-RP Discuss and Consider Approval of a Request from Harold Evans for an  
Amendment for a Replat of a Portion of Chandlers Landing, Phase 17, Block A and Take  
Any Necessary Action**

50 Couch commented on the request and stated that several weeks ago it was discovered that the  
plat recorded at the courthouse and the plat held by the City did not match. Couch stated that  
since the approval of the plat, the owners of the properties believed that they had purchased  
property as show on the plat filed with the City. In order to resolve the changes which affected  
55 fifteen lots and seven property owners, an amended plat had been prepared and signed by all  
seven property owners. Couch stated that a copy of the amended plat would be recorded at the  
courthouse, and she recommended approval of the request. Hatfield moved for the approval of  
the replat of Chandlers Landing. Pat Luby seconded the motion, and it passed unanimously.

60 **Appointment with Representative of the 8 Second Sports Grille to Discuss and Consider  
Approval of the Use of Satellite Dishes of Greater the 6 feet in Diameter and Take Any  
Necessary Action**

65 Couch reported that the business has two satellite dishes on the property which are larger in  
diameter than the City's requirement, which limits roof mounted satellites to 6 feet in diameter.  
She stated that the satellite dishes used by the business are 7 feet in diameter. Tommy Hubbard,  
representative of the 8 Second Sports Grille came forward to address the Council. Mr. Hubbard  
stated that at the time of installation the technician had recommended these satellite dishes  
because smaller ones would not accommodate the large number of televisions within the  
restaurant, and he stated that he was unaware of the city ordinance when the satellite dishes were  
70 purchased. After discussion, White moved for approval of the request. Pat Luby seconded the  
motion, and it passed unanimously.

**Hear Report Regarding the Results of Citizen's Survey and Take Any Necessary Action.**

75 Couch reported that the Council had received copies of the survey results and that the written  
comments of individuals were available to the Council for review. Dan Boutwell, owner of  
Planning Resource Group, came forward to address the Council. Mr. Boutwell reported that  
as part of the City's comprehensive planning process it was recommended that a citizen's survey  
be conducted. Mr. Boutwell stated that the results of the survey were complete, and he provided  
the Council with a summary of the results. Mr. Boutwell reported that 4000 surveys were  
80 distributed, and 852 responses were received which represented a 21% return rate. Mr.  
Boutwell stated that the competency level of the survey was approximately ninety-eight percent.

85 Mr. Boutwell stated that the survey returns appear to mirror the number of people who voted  
in elections. Mr. Boutwell stated that the results of the survey showed that the citizens of  
Rockwall were satisfied with Rockwall and that most questions were responded to positively.  
He stated that people are favorable about their community. He stated that traffic was one of the  
greatest concerns of the citizens.



Mr. Boutwell reviewed various responses. He stated that 42% of the respondents have lived in Rockwall less than 5 years. He stated that 52% of those responding came from one or two member households. He reported that 35% have no opinion regarding Rockwall as a place to work. Mr. Boutwell stated that 60% of those responding stated that Rockwall was not a good place for evening entertainment. He explained that the survey showed that Rockwall's citizens want access to more restaurants and activities for the community. Mr. Boutwell also stated that the survey showed of the citizens who had requested assistance from City employees, 87% of these citizens stated that their responses was handled in a courteous manner. The survey also showed that 87% of the citizens of Rockwall feel that they have adequate access to the City Council. Mr. Boutwell also stated the results of the survey show that citizens who returned the survey are politically active.

In regards to the preferred land uses within Rockwall, the survey showed that the preferred non-residential use is retail commercial. Also, residents would like to have access to services, such as bank and cleaners, within the community. Mr. Boutwell reported that 65% of the citizens responded that the were favorable of office commercial land uses.

Boutwell reported that parks and recreation and tree preservation received a favorable rating. He stated that people would like to see additional recreational facilities such as jogging trails and bicycle paths. Boutwell stated that issues regarding Lake Ray Hubbard, such as private boat docks and sale of the shoreline, are very uncertain.

Boutwell explained that the survey results showed that if given an option most citizens would prefer to keep the City Hall downtown; citizens were concerned that if any action is taken it should be cost effective. Citizens responded that the police station should remain downtown. Responses to questions asked regarding a civic center or community center were favorable. Most citizens also responded that they would like to see improvement to the downtown area.

The survey showed that the majority of citizens are pleased with city services with the exception of street maintenance and storm sewers. The police scored a favorable rating of 72%. Boutwell reported that cable services received poor scores.

Citizens responding to the survey were opposed to heavy commercial land uses. Other land uses opposed by the majority of citizens were zero lot line homes and multi-family residents. Citizens favored single family residential. The survey respondents rated their neighborhood highly and as a good place to raise families. Traffic within the neighborhoods rated poorly. Boutwell reported that the lowest rating related to the quality of parks within neighborhoods.

Boutwell stated that the residents of Rockwall want to be able to purchase goods within the City. The highest rating was for more restaurants within Rockwall, but only 69% wanted restaurants with private clubs. Retail and commercial trade scored highly.

Boutwell commented on various cross-tabulation that were conducted. He also stated that a number of written responses were received. Upon conclusion of Mr. Boutwell's report, the

Council requested clarification on a number of issues. Mr. Morgan arrived at 7:59 p.m. Mr. Boutwell stated that the responses included information about controlling the growth of the City. After Council discussion, Mr. Boutwell detailed the how the results of the survey would be used to compile the comprehensive land use plan. He stated that the survey would be used to formulate goals and objectives to be used in developing the plan. He outlined a tentative schedule and discussed community participation. At the conclusion of his report, Mr. Boutwell stated that the plan should be presented the Planning and Zoning Commission in February.

#### **ACTION/DISCUSSION ITEMS**

##### **Discuss and Consider Adoption of a Resolution Canvassing the Returns of the December 3, 1994 Bond Election and Take Any Necessary Action**

Mayor Williams requested Todd White and Bob Wilson to canvass the election results. After reviewing the results, White stated that the election results contained in the resolution were reflected accurately. White moved that the resolution canvassing the returns of the December 3, 1994 Bond Election be adopted. The motion was seconded by Wilson, and it passed unanimously.

##### **Discuss and Consider Adoption of a Resolution of the City Council of the City of Rockwall, Texas, accepting a Bid for the Purchase of the City's Contractual Obligations, Series 1994; and Resolving other Matters Incident Thereto and Take Any Necessary Action**

Couch commented that contractual obligations are issued annually to purchase large equipment. David Medanich, representative of First Southwest Company, came forward to review the resolution and tabulation of bids for the bonds. He stated that the winning bid was submitted through First Southwest on behalf of Community Bank with an interest rate of 5.7957290 percent. Hatfield moved for adoption of the resolution accepting the bid for purchase of the City's contractual obligations, series 1994. Motion was seconded by Dale Morgan, and it passed unanimously.

##### **Discuss and Consider Adoption on Second Reading of an Ordinance of the City Council of the City of Rockwall, Texas Authorizing the Issuance and Sale of City of Rockwall, Texas Public Property Finance Contractual Obligations, Series 1194, in the aggregate Principal Amount of \$150,000; prescribing the Form of Said Contractual Obligations; Levying an Annual Ad Valorem Tax to Pay Said Contractual Obligations; Approving the Official Statement; Enacting Other Provisions Relating to the Subject and Take Any Necessary Action**

Couch read caption.

#### **ORDINANCE NO. 94-39**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS AUTHORIZING THE ISSUANCE AND SALE OF CITY OF**

180 ROCKWALL, TEXAS, PUBLIC PROPERTY FINANCE CONTRACTUAL  
OBLIGATIONS, SERIES 1994, IN THE AGGREGATE PRINCIPAL AMOUNT  
OF \$150,000; PRESCRIBING THE FORM OF SAID CONTRACTUAL  
OBLIGATIONS; LEVYING AN ANNUAL AD VALOREM TAX TO PAY SAID  
CONTRACTUAL OBLIGATIONS; APPROVING THE OFFICIAL  
STATEMENT; ENACTING OTHER PROVISIONS RELATING TO THE  
185 SUBJECT

White moved for approval of the ordinance. The motion was seconded by Bob Wilson, and it passed unanimously.

190 **Discuss and Consider a Resolution Authorizing the City of Rockwall to Participate in the  
Lake Cities Coalition, and Providing and Effective Date and Take Any Necessary Action**

Couch commented on the resolution and recommended its approval. She stated that at the last meeting of the Lake Cities group, they discussed the need for funding for the coalition at an amount of \$500 per City. White moved for approval of the resolution with corrections. The motion was seconded by Hatfield, and it passed unanimously.

200 **Discuss and Consider a Resolution Establishing a Due Date for Utility Bills; and Providing  
an Effective Date and Take Any Necessary Action**

Couch commented on the request to revise the penalty date and recommended approval of the resolution extending the due date to twelve days. White requested clarification of the previous policy. Hatfield moved for the approval of the resolution establishing a due date for utility bills. The motion was seconded by Pat Luby, and it passed unanimously.

205 **Discuss and Consider a Resolution Authorizing the Purchase of Used Vehicle and Take Any  
Necessary Action**

Couch commented on the request to purchase a used vehicle and requested that the City be allowed to procure it without receiving sealed bids at an amount not to exceed \$9,000. White moved for approval of the resolution authorizing the purchase of a used vehicle. Dale Morgan seconded the motion, and it passed unanimously.

215 **Discuss and Consider Approval of Award of Contract for Chandlers Landing Deep Lift  
Station and Take Any Necessary Action**

Couch reported that bids had been received for Chandlers Landing Deep Lift Station, and she recommended that the bid be awarded to the low bidder H&H Plumbing and Utilities, Inc. in the amount of \$86,222.44. Hatfield moved that the bid be awarded to the low bidder. Bob Wilson seconded the motion, and the motion passed unanimously.

**Discuss 1993-1994 Goals and Strategies and 1994 Planning Retreat and Take Any Necessary**

## Action

225 Couch reminded the Council that the 1994 planning retreat would be on December 6 and 7, 1994 at the Radisson in Arlington. Couch reported that she had provided the Council with an update on the current goals and strategies to assist in preparation for the planning retreat. No action was taken on this item.

### 230 Discuss and Consider Award of Bid for Police Vehicles and Take Any Necessary Action

235 Couch commented on the request and stated that the amount budgeted was \$15,000 per car. She stated that the low bid received was over the budgeted amount by \$2,116 per car. She indicated that this was due in large part to the fact that car dealers are no longer giving discounts as they have in the past due to brisk auto sales in general. She recommended that the Council proceed to award the bid for four cars and that the additional monies be taken out of general fund reserves. White moved that the City accept the low bid from Allen Samuels Autoplex. Wilson seconded the motion, and the motion passed unanimously.

### 240 Hold Executive Session Under Section 551.074 of the Texas Government Code

The Council convened into executive session to discuss land acquisition of potential park property and personnel regarding the park board.

245 The Council reconvened into regular session at 9:00 p.m. Todd White nominated Faron Young to the Park Board. Bob Wilson seconded the motion, which carried unanimously.

## ADJOURNMENT

250 The meeting adjourned at 9:05 p.m.

APPROVED:

255

\_\_\_\_\_  
Mayor

ATTEST:

260

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

265



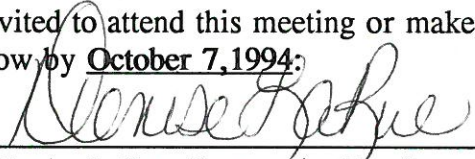
# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, October 13, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, October 17, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Robert Stark for a Replat for Lots 7,8,9, and 10 and the north 35 feet of lots 6 and 11 of the Eppstein Addition (*see attachment*)

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by October 7, 1994:

  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-25-RP

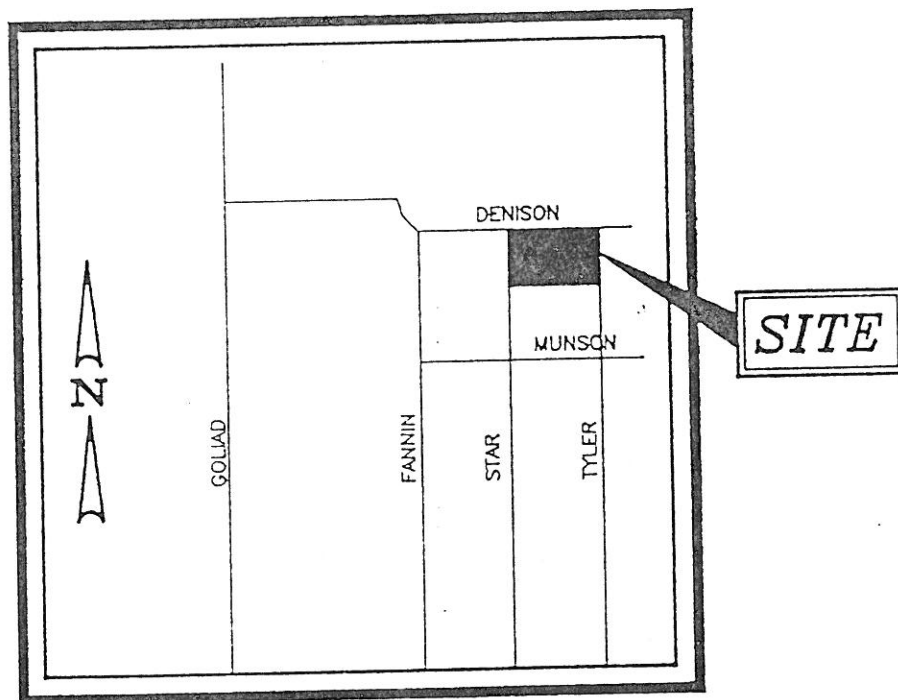
I am in favor of the request for the reasons listed below \_\_\_\_\_

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

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)



94-25-RP To consider approval of a request from Robert Stark for a replat of 6 lots being Lots 7, 8, 9 and 10, and the north 35 feet of Lots 6 and 11 of the Eppstein Addition located on Denison and Tyler Street.

**Legal Description  
Eppstein/Stark Addition**

BEING all of Lots 7, 8, 9 10, and the North 35 feet of Lots 6 and 11 of the

Eppstein Addition, an addition to the City of Rockwall according to the plat recorded in Volume L, Page 386, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the South right-of-way line of Denison Street (50' Right-of-Way) with the West right-of-way line of Tyler Street (50' Right-of-Way), said iron rod being the northeast corner of said Lot 8;

THENCE South 01 degrees 20' 38" West, 137.90 feet with the West right-of-way of Tyler Street to a 1/2 inch iron rod set, being North 01 degrees 20' 38" East, 12.09 feet from the northeast corner of Lot 5 of said Eppstein Addition;

THENCE North 89 degrees 46' 26" West, 40.96 feet departing the West right-of-way line of said Tyler Street and parallel to the North line of said Lot 5 to a 1/2 inch iron rod found;

THENCE North 01 degrees 20' 38" East, 2.10 feet to a 1/2 inch iron rod set;

THENCE North 88 degrees 39' 23" West, 249.04 feet parallel to the North line of said Lot 5 to a 1/2 inch iron rod set, said iron rod being in the West right-of-way of Star Street (50' Right-of-Way);

THENCE North 01 degree 20' 38" East, 135.00 feet with the West right-of-way line of said Star Street to the POINT OF BEGINNING and containing 0.901 acres of land, more or less.

Bearings based on plat Vol. L, Page 386, D.R.R.C.T.



Stark  
94-25-EP

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMP

PID: R16283 (27575)  
3600-000A-0007-00-OR

RYAN LAWRENCE ETUX MARY ANN  
402 MUNSON  
ROCKWALL, TEXAS 75087

EPPSTEIN, BLOCK A, LOT 7 & 8

SITUS: 402 MUNSON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16284 (15300)  
3600-000A-0009-00-OR

COMPTON CHARLES DALE ET UX  
403 STAR  
ROCKWALL, TX 75087

EPPSTEIN LOT 9 BLK A

SITUS: 403 STAR  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T2771 - SUNBELT NATIONAL MORTGA, #

PID: R16285 (48902)  
3600-000A-0010-00-OR

CHEN JACK ETUX  
405 STAR STREET  
ROCKWALL, TX 75087

EPPSTEIN LOT 10 BLK A

SITUS: 405 STAR  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T2423 - INDEPENDENCE ONE MTG CO, #

PID: R16286 (28200)  
3600-000A-0011-00-OR

RAYMOND MATTHEW W ETUX  
505 STORRS ST  
ROCKWALL, TX 75087

EPPSTEIN LOT 11 BLK A

SITUS: 505 STORRS  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T3654 - AMERICA'S LENDING NETWO, #

PID: R16287 (15303)  
3600-000A-0012-00-OR

STARK ROBERT  
204 DARTBROOK  
ROCKWALL, TX 75087

EPSTEIN LOT 12 BLK A

SITUS: 501 STORRS  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16288 (15304)  
3600-000B-0001-A0-OR

HALL HUGH D JR  
409 MUNSON  
ROCKWALL, TX 75087

EPPSTEIN, BLOCK B, LOT PT 1, 2, 3, 4, 5 DA \$ 30  
TOT \$ 30

SITUS: 409 MUNSON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16289 (15304)  
3600-000B-0001-B0-OR

HALL HUGH D JR  
409 MUNSON  
ROCKWALL, TX 75087

EPPSTEIN, BLOCK B, LOT W 60' OF 1 &  
2 AND W PT 3

SITUS: 407 MUNSON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16292 (15307)  
3600-000B-0009-00-OR

WILSON WILLIAM R  
8517 ADIRONDACK TR  
AUSTIN, TX 78759

EPPSTEIN, BLOCK B, LOT 7, 8, 9, 10 &  
PT 6, 11

ENTS: GRW, SRW, CRW  
LAND SPTB: C1



OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTIO

PID: R16293 (56834) 3600-000B-0013-00-OR BROCKMANN BETSY A & GEORGE S 309 STAR ST ROCKWALL, TX 75087	EPPSTEIN, BLOCK B, LOT PT 3, 4, 5, 6, 11 ALL 12, 13, 14, 15, 16  SITUS: 309 STAR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 TB541 - BANK UNITED OF TEXAS FS, #	
PID: R16294 (15308) 3600-000C-0001-00-OR CAUGHRAN WALTER B 307 MUNSON ROCKWALL, TX 75087	EPPSTEIN LOT 1, 2, 3 BLK C 307 MUNSON DA SITUS: 307 MUNSON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	\$ 30, TOT \$ 30,
PID: R16295 (33011) 3600-000C-0004-00-OR SOTO AMADO C & DEBORAH J HUDSON 306 STAR ROCKWALL, TX 75087	EPPSTEIN, BLOCK C, LOT 4, 5  SITUS: 306 STAR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
PID: R16296 (29737) 3600-000C-0006-00-OR HUBBARD PAUL ETUX 304 STAR ROCKWALL, TX 75087	EPPSTEIN LOT 6, 7, 8 BLK C 304 STARR  SITUS: 304 STARR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16297 (56630) 3600-000C-0009-00-OR ROSE DEBORAH JO WELK & DARRELL 311 S FANNIN ST ROCKWALL, TX 75087	EPPSTEIN LOT 9, 10 BLK C  SITUS: 311 S FANNIN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16298 (54096) 3600-000C-0011-00-OR KING MILDRED TOWNSEND 601 N FANNIN ROCKWALL, TX 75087	EPPSTEIN LOT 11 BLK C  SITUS: 313 S FANNIN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16299 (15313) 3600-000C-0012-00-OR HARP JAMES S 3505 TURTLE CR SUITE 518 DALLAS, TX 75219	EPPSTEIN LOT 12 PT OF 13 BLK C  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R16300 (15314) 3600-000C-0013-A0-OR JACOBS DANNY GLENN ET UX 317 S FANNIN ROCKWALL, TX 75087	EPPSTEIN LOT PT OF 13, ALL 14 BLK C  SITUS: 317 S FANNIN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16301 (15315) 3600-000C-0015-00-OR GOVERNMENT HOUSING	EPPSTEIN LOT 15 & 16 BLK C EXEMPT  SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: B1, IMP. SPTB: B1	** EXEMPT



Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

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

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R16790 (15746) 3780-0008-000A-00-OR TOVAR JUSTINO ET UX 303 DENISON ROCKWALL, TX 75087	GRIFFITH LOT A & D BLK 8  SITUS: 303 DENISON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16791 (15747) 3780-0008-000A-01-OR MILEY JOHN LAWRENCE 204 SUMMIT RIDGE ROCKWALL, TX 75087	GRIFFITH LOT PT A & D BLK 8  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16792 (22841) 3780-0008-000B-00-OR TEXAS UTILITIES SERVICES INC STATE & LOCAL TAX DEPARTMENT P O BOX 219071 DALLAS, TEXAS 75221-9071	GRIFFITH LOT B, C BLK 8 (LOTS 5, 6, 7, 8 BLK8)  SITUS: (LOTS 5, 6, 7, 8 BLK8) ENTS: GRW, SRW, CRW LAND SPTB: J3	
PID: R16793 (15749) 3780-0008-000E-00-OR HUMPHREY GARY B ET UX 310 E WASHINGTON ROCKWALL, TX 75087	GRIFFITH LOT E BLK 8 310 E WASHINGTON  SITUS: 310 E WASHINGTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T6365 - GENERAL ELECTRIC CAPITA.#	
PID: R16794 (15750) 3780-0008-000F-00-OR GLASSCOCK BAZEL B ET UX 402 WASHINGTON ROCKWALL, TX 75087	GRIFFITH, BLOCK 8, LOT F  SITUS: 402 E WASHINGTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ 30 TOT \$ 30
PID: R16795 (15751) 3780-0008-000G-00-OR COLSON JAMES ET UX 404 E WASHINGTON ROCKWALL, TX 75087	GRIFFITH LOT G BLK 8  SITUS: 404 E WASHINGTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16796 (15752) 3780-0009-000A-00-OR BETHEL TEMPLE BAPTIST 210 TYLER ST ROCKWALL, TX 75087	GRIFFITH LOT A & D BLK 9 EXEMPT  SITUS: 210 TYLER ST ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	** EXEMP
PID: R16797 (15753) 3780-0009-000B-00-OR BETHEL BAPTIST CHURCH BOX 83 ROCKWALL, TX 75087	GRIFFITH LOT B BLK 9 EXEMPT  SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: C1	** EXEMP



Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M  
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS PROPERTY DESCRIPTION EXEMPTIO

PID: R16798 (29676)  
3780-0009-0000-00-OR

GRIFFITH LOT C BLK 9

PRESTON DEWEY DONALD  
406 E WASHINGTON  
ROCKWALL, TX 75087

SITUS: 406 WASHINGTON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T2934 - GE MORTGAGE CAPITAL COR. #

PID: R16799 (22841)

GRIFFITH LOT D BLK 9

3780-0009-0000-00-OR

TEXAS UTILITIES SERVICES INC  
STATE & LOCAL TAX DEPARTMENT  
P O BOX 219071  
DALLAS, TEXAS 75221-9071

ENTS: GRW, SRW, CRW  
LAND SPTB: J3

PID: R16800 (15756)

GRIFFITH LOT NW PT OF A BLK 10

3780-0010-000A-A0-OR

TAMEZ PEDRO ET EX  
502 E RUSK  
ROCKWALL, TX 75087

SITUS: 502 E RUSK  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16801 (15757)

GRIFFITH, BLOCK 10, LOT SW PT OF C

3780-0010-0000-A0-OR

KUPPER LEROY J ET UX  
RT 5 108 ELM CREST  
ROCKWALL, TX 75087

SITUS: 503 E WASHINGTON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16802 (49395)

GRIFFITH LOT SE OF D BLK 10

3780-0010-000D-A0-OR

DUTT JOHN RICHARD JR ETUX  
% JAMES TALLANT  
7711 MEADOW PARK DR  
DALLAS, TX 75230

SITUS: 505 E WASHINGTON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16803 (27541)

GRIFFITH LOT N PT OF A BLK 11

3780-0011-000A-A0-OR

WHITTEN BRUCE  
RR 5 BOX 301R  
PARIS, TX 75460-9805

ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R16804 (15760)

GRIFFITH LOW W PT OF B BLK 11

3780-0011-000B-A0-OR

MYERS B K ET UX  
507 E RUSK  
ROCKWALL, TX 75087

ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R16805 (15761)

GRIFFITH LOT C BLK 11

3780-0011-000C-00-OR

MYERS B K  
507 E RUSK  
ROCKWALL, TX 75087

SITUS: 507 E RUSK  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R16818 (50835)

HALDEMAN ADDN (REPLAT), LOT 1,  
ACRES .1239

3795-0000-0001-00-OR

HALDEMAN CATHY



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
PID: R33971 (53549) 4684-000H-0022-00-OR JERRY LITTLEFIELD HOMES, INC P O BOX 1341 ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK H, LOT 22  SITUS: 504 HIGHVIEW LN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R33972 (56183) 4684-000H-0023-00-OR CHESNA HOMES INC 5720 SOUTHERN CROSS ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK H, LOT 23  SITUS: 502 HIGHVIEW LN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R33973 (53362) 4684-000H-0024-00-OR PARKER J D & REBECCA 500 HIGHVIEW LN ROCKWALL, TX 75087	THE PINNACLE PH II, BLOCK H, LOT 24  SITUS: 500 HIGHVIEW LN ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R20822 (18781) 4690-0000-0001-00-OR SELMAN JERRY DON ET UX 602 E WASHINGTON ROCKWALL, TX 75087	PITTMAN ADDITION LOT 1 & PT LOT 2  SITUS: 602 WASHINGTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R20823 (31880) 4690-0000-0002-A0-OR THREE-H REALTY PARTNERS P O BOX 591 ROCKWALL, TX 75087	PITTMAN, LOT 2 LESS 3.5 FT, ACRES .180  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R20824 (31880) 4690-0000-0003-00-OR THREE-H REALTY PARTNERS P O BOX 591 ROCKWALL, TX 75087	PITTMAN, LOT 3  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R20825 (31880) 4690-0000-0004-00-OR THREE-H REALTY PARTNERS P O BOX 591 ROCKWALL, TX 75087	PITTMAN, LOT 4  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 F4000 - PRINCIPAL MUTUAL LIFE I.#	
PID: R32094 (31580) 4713-000A-0001-00-OR YINGLING JOHN & LYNELLE 570 EAST QUAIL RUN RD ROCKWALL, TEXAS 75087	PROMISE LAND ADDITION, BLOCK A, LOT 1, ACRES 5.00  SITUS: 570 E QUAIL RUN RD ENTS: GRW, SRW, CRW LAND SPTB: E1, IMP. SPTB: E1	
PID: R20983 (18930) 4730-000A-0001-00-OR RASH JR GRADY 1 SOAPBERRY LN ROCKWALL, TX 75087	GRADY RASH LOT 1 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
PID: R14335 (30359) 3140-0038-0000-00-OR CHENAULT HAROLD D & VAUNDAUGH 803 KERNODLE ROCKWALL, TX 75087	B F BOYDSTON, BLOCK 38, ACRES .721  SITUS: 803 KERNODLE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
PID: R14336 (51738) 3140-0039-000A-00-OR BUSHNELL MICHAEL S & TIFFANIE 805 KERNODLE ROCKWALL, TX 75087	B F BOYDSTON, BLOCK 39, LOT A, 805 KERNODLE  SITUS: 805 KERNODLE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T2194 - CORINTHIAN MORTGAGE COR, #	
PID: R14337 (13839) 3140-0041-0000-00-OR CHAPMAN GEO 106 S CLARK ROCKWALL, TX 75087	B F BOYDSTON BLK 41 & PT OF 43-B  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ 30, TOT \$ 30,
PID: R14338 (13840) 3140-0042-0000-00-OR CORNELIUS CLIFFORD 602 E RUSK ROCKWALL, TEXAS 75087	B F BOYDSTON BLK 42 602 RUSK  SITUS: 602 E RUSK ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14339 (13841) 3140-0042-0000-B0-OR GLASS JERRY 301 MEADOWDALE ROCKWALL, TX 75087	B F BOYDSTON BLK 42 0.250 AC 601 WASHINGTON ST  SITUS: 601 WASHINGTON ST ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14340 (29977) 3140-0045-0000-00-OR DUNLOP FRANK/SUSAN 8109 AZZURA DR ROWLETT, TX 75088-2652	B F BOYDSTON, BLOCK 45, ACRES 0.897, 606 WASHINGTON  SITUS: 606 WASHINGTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00580 - TEXAS HERITAGE SAVINGS, #	
PID: R14341 (32110) 3140-0046-0000-00-OR MC ALEXANDER GAY D 2345 FENESTRA DALLAS, TX 75228	B F BOYDSTON, BLOCK 46, ACRES .895, 608 WASHINGTON  SITUS: 608 WASHINGTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14342 (13844) 3140-0050-0000-00-OR SLAYDEN McDONALD 1917 N HASKELL DALLAS, TX 75204	B F BOYDSTON BLK 50 0.500 AC 708 HARTMAN  SITUS: 708 HARTMAN ENTS: GRW, SRW, CRW LAND SPTB: C1	



## OWNER NAME AND ADDRESS

## PROPERTY DESCRIPTION

## EXEMPTIO

PID: R19800 (18015)  
4420-0004-000B-00-OR  
JENNINGS EDWIN T III  
608 ST MARYS  
ROCKWALL, TX 75087

MILL ADDITION PT BLK 4 608 ST MARYS  
ST

SITUS: 608 ST MARYS ST  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R19801 (18016)  
4420-0004-000C-00-OR  
MINOR CLAUDELL  
2403 PINE TREE RD #301  
LONGVIEW, TX 75604

MILL ADDITION PT BLK 4

ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R32545 (48968)  
4443-0000-0001-00-OR  
KEENER LEE R JR ETUX  
501 MUNSON  
ROCKWALL, TX 75087

MONNIE RODGERS SUB-DIVISION, LOT 1

SITUS: 501 MUNSON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R32546 (13855)  
4443-0000-0002-00-OR  
DOAN MONTY ET UX  
309 TYLER  
ROCKWALL, TX 75087

MONNIE RODGERS SUB-DIVISION, LOT 2

SITUS: 309 TYLER  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R32547 (34173)  
4443-0000-0003-00-OR  
AULBAUGH GREGORY ETUX CANDI  
C/O M J RODGERS  
402 COACHLIGHT  
ROCKWALL, TX 75087

MONNIE RODGERS SUB-DIVISION, LOT 3

SITUS: 307 TYLER  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R32548 (53431)  
4443-0000-0004-00-OR  
FERRY SHERRY G  
305 TYLER ST  
ROCKWALL, TX 75087

MONNIE RODGERS SUB-DIVISION, LOT 4

SITUS: 305 TYLER  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
TB607 - CITICORP MORTGAGE INC. #

PID: R19919 (18089)  
4450-0000-0001-00-OR  
DAVIS WILLIAM R  
2460 SOUTHWELL RD  
DALLAS, TX 75229

MORRIS ADDN LOT 1 0.670 AC 604  
WHITE HILLS DR

SITUS: 604 WHITE HILLS DR  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R19920 (49691)  
4460-0001-0001-00-OR  
GRAY LOREN W, TRUSTEE  
C/O GAIL BLESSING  
6503 RIDGECREST #F  
DALLAS, TX 75231

MOTON S/D LOT 1 BLK 1

ENTS: GRW, SRW, CRW  
LAND SPTB: C1