

# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## PLAN COMMISSION MEETING HELD December 1, 1971

The Rockwall Planning and Zoning Commission met in its regularly scheduled meeting at 6:30 P. M. on December 1, 1971, in the City Hall with the following members present: E. K. Slaughter, Bob May, Kenneth Smith and R. W. Pickens. E. K. Slaughter acted as Chairman in the absence of Mr. Jess Whittle.

Also present were Bobby Springer and Galen Williams.

R. W. Pickens' amended request for rezoning of approximately 43.5 acres from R $\frac{1}{2}$  to R-10 was presented. Mr. Pickens had previously requested rezoning of approximately 12.7 acres, and the Plan Commission had recommended rezoning of 43.5 acres and the above amended request was presented to conform to the Commission's previous recommendation. The Commission voted unanimously to acknowledge the amended request, with the exception of Mr. Pickens who disqualified himself to vote on the matter.

Mrs. Mayre Springer's request for special permission to operate a kindergarten and day class school in her residence at 501 Austin Street in Rockwall was presented. The Commission reviewed the City's Zoning Ordinance to determine if the requirements therein established would be conformed to. Mr. Springer presented drawings of the proposed class room facilities as well as the site area.

After discussion, Mr. May moved that the Commission recommended the issuance of the requested special permit. Mr. Slaughter seconded the motion, and the Commission voted unanimous approval.

A request for rezoning from R-7 to LR-2 of an area bounded on the north by Boydston Avenue, by S. Alamo Street on the west, by Bourn Ave. on the South and S. Goliad Street on the east. The request was signed by Ted Cain, R. E. Vernon, Charles Falls and Harold Middleton owners of property within the area described above. The Commission was advised that Mr. Cain planned to have a grocery on his lot. Mr. Falls plans to re-locate his department store on his lots. As far as is known there are no plans for development of other lots.

After discussion, the commission voted unanimously to recommend rezoning of the eastern one-half of 2 blocks on which a zoning change had been requested; this being lots 1,2,3, 4A and 4B, Block F of the Sanger Addition, and Lots 1, 2,3 and 4, Block M of the Sanger Addition.

After a motion by Mr. Pickens was seconded by Mr. Smith the Commission voted unanimously to recommend zoning change.

The Commission reviewed the proposed new zoning map and agreed to

add all zoning changes that had been recommended to the map. Mr. May than made a motion that the Commission recommend the Zoning Ordinance and map for adoption by the City Council.

The meeting was then adjourned.

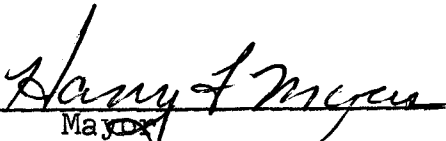
Galen Williams  
City Secretary

5. To refuse requested change from SF-3 to GR on lot owned by J. Reagan Crawford on North Fannin Street.

6. To include that small area lying between Lakeside Village property and Lake Ray Hubbard and shown on the proposed zoning map as "A", in PD-2.

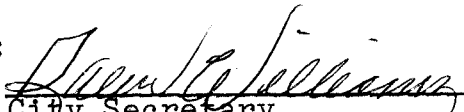
Commissioner Smith made a motion that the Planning and Zoning Commission recommend that the Zoning Ordinance and Zoning Map, with the above changes, be adopted by the City Council. Commissioner Pickens seconded the above motion, and the Commission voted unanimous approval.

The meeting was then adjourned.

  
Mayor

Plan Commission Chairman

ATTEST:

  
City Secretary

REGULAR MEETING OF THE CITY COUNCIL HELD  
January 3, 1972

The Rockwall City Council met in its regularly scheduled meeting at 7:30 P.M., in the City Hall, on January 3, 1972, with the following members present, Mayor Harry Myers presiding: Ted Cain, Wayne Rogers, Randolph Gheen, Richard Pickett and Garvin Tate.

Also present were: Jerry Lockhart, James Wood, Rex Dickinson of RCA, Frank Springer, Gary Howe of Motorola, Ray Howard, Donald Eubanks, Bobby Springer, Mrs. W. F. Daniels, Jane Bounds, W. R. Davis, G. R. Sumrow, Richard Bench, H. F. French, W. L. Price, Bob Nichols, Ronald Haynes, J. G. Gibson, Carl Staton, Y. T. Huang, and Daniel Plemons.

The minutes of the December 6, December 13 and December 18 meetings were approved as read.

Mr. Lockhart was present in behalf of Texas Power and Light Company to request a 6% rate increase and outlined rating of the last 21 years. Mr. Lockhart stated that because of the increase in the cost of all phases of production of electricity plus increase in interest rates paid on borrowed money to expand a rate increase is necessary.

Mr. Lockhart presented charts showing price trends of labor, fuel costs, line construction costs etc. Also he gave comparison of customer rates of 1971 to 1961. He summed up presentation by stating that the T.P. & L. costs like all other businesses had increased.

After discussion Alderman Rogers made a motion, seconded by Alderman Cain that Ordinance #72-1 granting T.P.&L. a 6% rate increase be adopted. The Council voted unanimously in favor.

Mrs. Mayre Springer's request for special permission to operate a kindergarten and day class school was presented. The Plan Commission's recommendation that special permit be granted was read. Mrs. Daniel expressed concern of potential traffic hazard created by parked cars. It was explained that off street parking would be provided. After discussion, Alderman Cain made a motion that the special permit be granted. Alderman Gheen seconded this motion and the Council voted unanimous approval.

Dr. Paige Bayoud's revised land use plan was presented by Mr. Huang and compared to the original plan by the Council.

Mr. Nichols made the following comments regarding this plan: Primary use was for medical clinic and the revised plan did not indicate such primary use. Engineers had not had the opportunity to determine if proposed parking conforms to zoning ordinance requirements. Additional traffic created by development could present traffic problems, and developer perhaps should be asked to provide right of way for wider street.

MR. Huang pointed out the physical features of planned land use: 1200 sq. ft. for medical clinic, 12,200 sq. ft. for professional offices, 94,800 sq. ft. for shopping. This compares to 10,000 sq. ft. for clinic, 3,750 sq. ft. for pharmacy, 15,000 sq. ft. for office building and 35,000 sq. ft. for shopping area as shown on original plan.

Members of the Council agreed that the revised plan was not like the plan originally presented in that the proposed shopping center was greatly increased and clinic and professional areas greatly reduced. After discussion, Alderman Rogers moved that the plan be returned to Bayoud for revision with more emphasis on medical and professional facilities as indicated on the original land use plan presented to the Plan Commission and City Council. Alderman Cain seconded this motion and the Council voted unanimously in favor.

Mr. Nichols reported to the Council that the plans and specifications for construction of a 16" water line from the storage on Heath Street to the Ridge Road area were being prepared as well as needed easements for this line, except for those on property whose owners had not been contacted. Further advised that Frank Medanich is working on a financing plan for this project.

The Mayor acknowledged the presence of RCA and Motorola 2 way radio equipment representatives and Mr. James Wood of ROCA Communications.

These people were present to discuss, with the Council, new communications equipment for City use. After brief discussion, the need for specifications was obvious. The City Secretary was instructed to request that Mr. Jess Whittle assist in preparing specs to be mailed to suppliers of 2-way communications equipment along with an invitation to submit bids.

Fees being charged by Rockwall for plumbing and mechanical permits

were discussed. The Secretary was instructed to contact area towns and obtain a schedule of fees charged for such permits by these cities.

On a motion by Alderman Gheen which was seconded by Alderman Rogers, the Council voted unanimously to adopt ordinance #72-2;- The Comprehensive Zoning Ordinance.

The following applicants ~~XXXX~~ present in the interest of employment with the City Police Department were interviewed and applications were reviewed: James Gailen Gibson, Greenville; Galen Ray Sumrow, Greenville; H. T. French, Grand Prairie; Carl Staton, Rockwall; Ronald Haymes, Greenville; Daniel Plemons, Dallas; Bruce Beaty, Royse City; Williams L. Price, Rockwall; Richard Bench, Greenville; Donald Eubanks, Rockwall; W. R. Davis, Greenville. After considering qualifications of all applicants, Alderman Tate made a motion that Mr. Beaty be offered the position of chief of Rockwall Police Department at a starting salary of \$700.00 per month with a guaranteed salary increase of \$50.00 per month after 6 months employment provided he is satisfactory. Alderman Cain seconded this motion and the Council voted unanimously in favor.

The Secretary was instructed to contact Mr. Sumrow and advise that the Council was favorably impressed with his qualifications and if and when another policeman is hired, he would be considered.

Mrs. Tom Ross' request for a street light was presented. Alderman Rogers agreed to visit the address and make his recommendation concerning this request.

No further business came before the Council and the meeting was adjourned.

  
Mayor

ATTEST:

  
City Secretary

CALLED MEETING OF THE CITY COUNCIL HELD  
January 14, 1972

The Rockwall City Council met in a called meeting on January 14, 1972 at 10:00 A. M. in the City Hall. The following members of the Council were present: Randolph Gheen, Wayne Rogers and Ted Cain. Mayor Harry Myers presided at the meeting.

The purpose of this meeting was to consider approval of Dr. Paige Bayoud's revised land use plan of 13.144 acre tract of land and to further consider changing the zoning on subject property from "A" to PD-4. After reviewing the land use plan and discussion, Alderman Cain made a motion that the plan be accepted subject, ie elimination of two of the accesses to FM 740 and allowing landscaped

**Ordinance  
Unavailable**