

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

MEETING OF THE ROCKWALL PLANNING AND ZONING COMMISSION HELD

August 8, 1973

The Rockwall Planning and Zoning Commission met in a recess meeting, rescheduled from August 1, 1973, due to lack of a quorum, at 7:30 P.M. on August 8, 1973, in the City Hall. Members present were: Kenneth Glasscock, Chairman, Kenneth Smith, Wayne Rogers and Bob May.

Others present were: Bob Hollin and John Deibel of First Continental Enterprises, Inc., Jim Vaughn and Harold Evans for Gifco, Ray Ratcliff, Larry Delzell, Mike Neitzel and Larry Mullins of R. S. Folsom Co., Burks Payne, Jr., Burks Payne, Sr., Mary F. Guthrie, Mary E. Guthrie, Teresa Vaughn, Mr. & Mrs. O. E. Crawford and Cecil Unruh.

Mr. Bob Hollin presented, on behalf of First Continental Enterprises, a request for rezoning of a 529.329 acre tract of land out of the S. S. McCurry Survey from A and SF-3 to P.D.

Burks Payne, Jr. and Burks Payne, Jr. were under the impression that their land was include in the requested zoning change and were present to express objection to having the zoning changed.

Mr. Hollin presented the proposed thoroughfare plan, land use plan showing two school sites and pointed out in detail the proposed use of each area. After quite lengthy discussion, Rogers moved that the requested zoning be recommended. Mr. Smith seconded this motion and the Commission voted unanimous approval.

A request by Gifford-Hill Co. for rezoning of a ~~53.67~~ ^{31.15} 53.67 acre tract of land out of the William Blevins and James Smith Surveys for a change in zoning from A to P.D. was presented by Harold Evans and Jim Vaughn. After a thorough explanation of the proposed land use, Mr. May made a motion that the requested zoning change be recommended. Mr. Rogers seconded this motion and the Commission approved by unanimous vote.

A request by Gifford-Hill Co. for a zoning change from A to C for a portion of a 36.7137 acre tract out of the William Blevins Survey was presented. After it was determined that this tract is bounded on three sides by commercially zoned property and M.K.T. Railroad on the fourth side. Mr. Smith made a motion that the requested zoning be recommended. Mr. Rogers seconded this motion and the Commission voted unanimously in favor.

A request for rezoning of a 94.87 acre tract out of the B.J.T Lewis, J. D. McFarland and Daniel Atkins Surveys from A to GR and MF-1 was presented by Ray Ratcliff and Larry Delzell. Mr. Ratcliff and Mr. Delzell discussed in detail the planned use of the property.

change
Mr. Rogers moved that the requested zoning/be recommended. Mr. May seconded this motion which received unanimous approval by the Commission.

Mrs. Mary Frances Guthrie's request for a specific use permit to operate a day nursery at her home on North Goliad in an area zoned single family residence was presented. Mr. & Mrs. Crawford were present to request that Mrs. Guthrie be required to fence the play area to confine the children. It was determined that adequate parking space is provided. The Commission voted to recommend the permit be granted, after a motion by Mr. May was seconded by Mr. Smith.

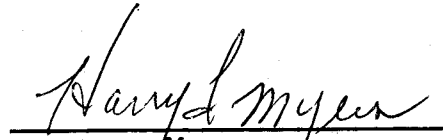
A request for a change in zoning of a 24.65 acre tract out of the B.J.T. Lewis Survey and owned by Amanda Rochell from A to MF-1 was reviewed by the Commission. It was determined that such zoning would conform to adjacent zoning. Mr. Rogers moved that the requested zoning change be granted. Mr. Smith seconded this motion which carried by unanimous vote of the Commission.

No further business came before the Commission, and the meeting was adjourned.

Galen Williams
City Secretary

traffic laws by Rockwall Police Department.

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


Mayor

ATTEST:


City Secretary

REGULAR MEETING OF THE ROCKWALL CITY COUNCIL HELD
September 4, 1973

The Rockwall City Council met in its regular meeting on September 4, 1973, in the City Hall, at 7:30 P.M. The following members were present: Garvin Tate, Harry Knight, Roger McCallum, Art Kuhlman and Randolph Gheen. Mayor Myers presided.

Also present were: Mike Nietzel, Ray Ratcliff, Larry Delzell, Mrs. Claire Granger, David Davidson, Harold Evans, Jim Abston, Jim Vaughn, John Deibel, Bob Hollin and Ed Heath.

Minutes of the August 6, 1973, meeting were approved as read.

Rezoning of 2 tracts owned by R. S. Folsom Co. was presented. The Plan Commission's recommendation that the zoning be granted was read. A detailed development plan was presented by Mr. Ray Ratcliff.

Alderman Kuhlman made a motion that the requested zoning change be granted. Alderman Knight seconded this motion and Ordinance No. 73-30 was adopted by unanimous vote of the Council.

Rezoning of First Continental Enterprises 538.429 acre tract from A and SF-3 to P.D. was presented. Mr. Bob Hollin presented a land use plan showing 2 elementary school sites and one church site. He also presented a street plan.

After lengthy discussion, Alderman Kuhlman moved adoption of Ordinance No. 73-31, rezoning the First Continental Enterprises tract as requested. Alderman McCallum seconded this motion which received the unanimous approval of the Council.

Request for rezoning of Gifco's 37.137 acre tract from A to C was presented. It was stated that a shopping center is proposed. After discussion, Alderman Tate moved approval of zoning change. This was seconded by Alderman Knight, and the Council voted unanimous approval. Ordinance No. 73-32 was adopted.

Gifco's request for rezoning of 53.67 acres, out of the E. P. Gaines-Chisum Survey, from A to P.D. was presented. After discussion, Alderman Tate moved approval of the requested zoning

change and adoption of Ordinance No. 73-33. Alderman Kuhlman seconded this motion, and the Council approved by unanimous vote.

Lakeside Village Phase VI development plan was presented for approval by the Council. It was determined that the Freese and Nichols' recommendations concerning this plan had been conformed to with the exception of one street intersection with a 75 ft. radius, the cul-de-sac ending at the Lake Ray Hubbard take line and over-sized sewer force main through the addition.

The matter of City participation in the cost of over-sized sewer and water lines was discussed. Mr. Abston of Gifco, developers of Lakeside Village, stated that these over-sized lines would be without cost to Rockwall.

The Council voted unanimously in favor of a motion by Alderman Tate to approve the plan with the following stipulations: Allow the 75 ft. radius street intersection and cul-de-sac as shown on the plat; Oversized water and sewer mains be installed as recommended by Freese and Nichols, financed solely by Gifco.

Alderman Knight moved that Mrs. Mary Guthrie be granted a specific use permit to operate a day nursery at her residence on North Goliad Street, effective when the play area at the rear of the residence is fenced. Alderman McCallum seconded this motion, and the Council voted unanimously in favor.

Ordinance No. 73-34, rezoning 2 tracts, totaling 24.65 acres, out of the B.J.T. Lewis Survey and owned by Amanda Rochell, was adopted by unanimous vote of the Council, after a motion by Alderman Kuhlman was seconded by Alderman Gheen.

The matter of deleting the requirement for ground protection devices from the electrical code revision was discussed. The Council voted to follow the Board's recommendation, after a motion by Alderman Gheen was seconded by Alderman Tate. Alderman Gheen agreed to arrange a meeting with electrical board and inspectors to discuss this matter.

The Council by unanimous vote agreed to obtain new property appraisals from the school tax assessor rather than employ Southwestern Appraisal Company to do such appraisals. After a motion by Alderman Kuhlman was seconded by Alderman Gheen.

Alderman Kuhlman made a motion that the Council adopt a resolution authorizing North Central Texas Council of Governments to purchase radio equipment for the City of Rockwall. Alderman Gheen seconded this motion, and the Council voted unanimous approval.

Construction of a street from Nash Street to the school property on which a new middle school is being built was discussed. The Council agreed that the estimated cost should be obtained prior to any action on the matter.

The Council approved by unanimous vote a motion by Alderman Tate to approve the Mayor's appointments of R. W. Pickens, Jim Blanton, Jerry Lockhart and Cecil Unruh as Industrial Commissioners. Also Jim Blanton, Bob Nichols, Kirby Albright and Ellison Slaughter as Airport Commissioners. This motion was seconded by Alderman Knight.

Alderman Kuhlman was appointed as chairman of a Parks and Recreation Committee with authority to select other members.

The matter of setting the 1973 tax rate was discussed. It was determined that the rate would be \$1.15 per \$100.00 valuation unless the City Secretary determined that such rate would not produce sufficient revenue to meet the City's operational need. If an increased rate is needed the City Council will meet to set a different rate.

The Council voted 5 to 0 to amend Part One of the contract with tax attorneys Pemberton and Green so that delinquent taxes will be taken from the City's roll on or about February 15 each year and notices of delinquent tax be mailed to taxpayers on or about March 1 of each year.

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

ATTEST:

Dean Williams
City Secretary

Harry F. Myers
Mayor

CALLED MEETING OF THE CITY COUNCIL HELD
September 12, 1973

The Rockwall City Council met in a called session on September 12, 1973 at 7:30 P.M. in the City Hall. The following members were present: Garvin Tate, Randolph Gheen, Roger McCallum and Arthur Kuhlman. Mayor Harry F. Myers presided.

The purpose of the meeting was to allocate proposed expenditures of estimated \$33,228.00 revenue sharing funds to be received by the City from July, 1973 to June 30, 1974.

After a motion by Alderman Kuhlman was seconded by Alderman McCallum, the Council voted unanimously to spend the said Revenue Sharing receipts as follows: Park development \$7,500., equipment shed \$1,500., water pump to keep water out of landfill pits \$3,000., patrol car for police department \$4,000., radio equipment for police department \$2,000. and \$10,228. for sewer line and lift station repairs. Also a one ton dump truck for street department, \$5,000.

**Ordinance
Unavailable**