

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 82-7 Filing Fee \$ 50.00 Date 6/28/82

Applicant ~~Paul Davis / Gerry Heftin~~ A.P. Roffino

Mailing Address _____ Phone No. _____

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED:
(if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

see attached description

I hereby request that the above described property be changed from its present zoning which is "PD" "Planned Development" District Classification to a "PD" "Planned Development" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. Amend existing PD ordinance to increase density in MF areas
2. Expand Commercial / Retail Area
- 3.

THERE ^(ARE) (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner Tenant _____ Prospective Purchaser _____

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

A.P. Roffino
APPLICANT

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

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

[Signature]
Surveyor or Attorney for Applicant
(Mark out one.)

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Harold Curtis DATE 6-30-82
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Henry Ching</i>		<i>50.00</i>
<i>License of Justice</i>		
<i>Refund of \$6.00</i>		

Received By _____

1435

FORM G 1

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

June 28, 1982

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Ms. Julie Couch

Dear Julie:

Mr. A. P. Roffino has requested that I make application for rezoning his 41.274 acre tract of land described in the attached field notes (marked Exhibit A) to a Planned Development Zoning, meeting the requirements of the criteria marked Exhibit B, attached, all as shown on 12 copies of the attached Site Plan.

Enclosed herewith is my check for \$56.00 to process the application.

Yours truly,



Harold L. Evans, P.E.

s

Enclosure

cc: A. P. Roffino

EXHIBIT A

FIELD NOTES

BEING a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, and the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and further being part of a 55.20 acre tract conveyed to A. P. Roffino, as recorded in Volume 59 at Page 383 of the Deed Records of Rockwall County, Texas, and further bein] that tract of land conveyed to Staley W. Mims, Jr., as recorded in Volume 71 at Page 302 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the East corner of a 55.20 acre tract conveyed to A. P. Roffino, as recorded in Volume 59 at Page 383 of the Deed Records, Rockwall County, Texas, said point being on the bank of a deep ravine, an iron stake set for a corner;

THENCE: South 44° 14' 30" West along a fence a distance of 743.98 feet to an iron stake found for a corner;

THENCE: South 45° 16' 30" East along a fence a distance of 1023.43 feet to an iron stake found for a corner;

THENCE: South 45° 23' West along the centerline of a dirt road a distance of 961.67 feet to an iron stake set for a corner;

THENCE: North 45° 06' West along the centerline of a dirt road a distance of 841.27 feet to a point on the East line of Lake Ray Hubbard take line an iron stake set for a corner;

THENCE: Along the take line of Lake Ray Hubbard the following:

North 10° 52' East a distance of 517.29 feet to an iron stake set for a corner,

North 4° 21' 10" West a distance of 539.30 feet to an iron stake set for a corner;

North 7° 35' 29" West a distance of 124.36 feet to an iron stake set for a corner;

North 21° 58' 16" West a distance of 478.21 feet to a point on the Southeast line of Interstate Highway No. 30, an iron stake set for a corner;

THENCE: North 60° 23' 10" East along the said Southeast line of Interstate Highway No. 30 a distance of 204.95 feet to an iron stake found for a corner;

THENCE: South 44° 22' East a distance of 311.00 feet to an iron stake set for a corner;

THENCE: North 44° 05' East a distance of 176.50 feet to an iron stake set for a corner;

THENCE: North 55° 13' East a distance of 301.00 feet to an iron stake set for a corner;

THENCE: South 44° 23' East along a fence a distance of 636.87 feet to the Place of Beginning and Containing 41.274 Acres of Land.

EXHIBIT B

MULTIPLE FAMILY TRACTS

Minimum dwelling unit - 750 s.f.

Front yard - 25'

Rear yard - 10'

Side yard - 10% - maximum 10' for 1 story, 15' for 2 stories

Parking - 1.5 ea. eff. and 1 bedroom

2 ea for 2 bedroom

2.5 ea for 3 bedroom and larger

Bldg. Height - 2.5 stories or 36'

Landscaped areas - 20% of total lot area

This can include private patio and entry areas,
and required yards & WALKWAYS.

Minimum distance between buildings:

Main to accessory - 10'

Between buildings with openings - 20'

Between buildings with no openings - 10'

Parking permitted in required yards.

down and to limit height only to 36' (think so)

* 1/2 building height for buildings over 36', up to 50'

EXHIBIT B

PLANNED DEVELOPMENT ZONING REQUEST

ROCKWALL, TEXAS

A.P. ROFFINO, DEVELOPER

<u>TRACT NO.</u>	<u>USE</u>	<u>APPROX. ACREAGE</u>	<u>DATA</u>
1.	Commercial	4.4	Hotel, Restaurant, Meeting Rooms, Shops, Offices, and/or Condo or Rental Units
2.	Commercial	7.2	Marina and Related Activities, Shops, Restaurant
3.	Retail	3.0	General Retail Uses
4.	Multi-Family	2.4	Condo or Rental Units 36 Units Maximum (15 Units per Acre)
5.	"	10.5	Condominium 188 Units Maximum (18 Units per Acre)
6.	"	9.6	Condominium 144 Units Maximum (15 Units per Acre)
7.	"	4.4	Condominium 66 Units Maximum (15 Units per Acre)
Total		41.5	

EXHIBIT B

PLANNED DEVELOPMENT ZONING REQUEST

ROCKWALL, TEXAS

A.P. ROFFINO, DEVELOPER

PROPOSED DEVELOPMENT CRITERIA

COMMERCIAL TRACTS:

Minimum site area - 10,000 s.f. - 1 acre along I.H. 30
Minimum site frontage - 60' - 100' along I.H. 30
Minimum lot depth - 100' - 200' along I.H. 30
Minimum front setback - 1/2 r.o.w. width, not to exceed 50'
Minimum rear setback - 0' *
Minimum side setback -
 a. internal lot - 0' *
 b. corner lot - 1/2 width of r.o.w.
 c. distance between detached buildings - 12'
Maximum floor area ratio - 2:1
Maximum building coverage - 50% of lot area
Maximum impervious coverage - 95% of lot area
Maximum height of structures - 10 stories, or 1/2 distance to residential property *do we want to tie down more - a density some density*

Parking: Parking permitted in required yards. ?
 Hotel - 1 space per room
 Marina - 1.5 spaces per boat slip
 Other parking requirements to be determined by building type, and projected number of users not provided for by hotel and marina parking.

RETAIL TRACT

Minimum site area - 6000 s.f.
Minimum site frontage - 60'
Minimum lot depth - 100'
Minimum front setback - 20'
Minimum rear setback - 0' *
Minimum side setback -
 a. internal 0' *
 b. corner 10'
 c. distance between detached buildings - 12'
Maximum floor area ratio - 2:1
Maximum building coverage - 40 % of lot area
Maximum impervious coverage - 90% of lot area
Maximum height of structures - 3 stories

Parking: Parking permitted in required yards.
 1 space per 200 s.f. g.l.a.

Public Notice

The City Council of the City of Rockwall will hold a public hearing in the District Courtroom of the Rockwall County Courthouse, Rockwall, Texas, at 7:30 p.m. on August 2, 1982, to hear comments concerning proposed zoning changes for the following three tracts of land:

1. A request to revise "PD-7" Planned Development to increase the retail area and to increase the residential density on the following described property:

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, and the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and further being part of a 55.20 acre tract conveyed to A.P. Roffino, as recorded in Volume 59 at Page 383 of the Deed Records of Rockwall County, Texas, and further being that tract of land conveyed to Staley W. Mims, Jr., as recorded in Volume 71 at Page 302 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the East corner of a 55.20 acre tract conveyed to A.P. Roffino, as recorded in Volume 59 at Page 383 of the Deed Records, Rockwall County, Texas, said point being on the bank of a deep ravine, an iron stake set for a corner;

THENCE: South 44 degrees 14' 30" West along a fence a distance of 743.98 feet to an iron stake found for a corner;

THENCE: South 45 degrees 16' 30" East along a fence a distance of 1023.43 feet to an iron stake found for a corner;

THENCE: South 45 degrees 23' West along the centerline of a dirt road a distance of 961.67 feet to an iron stake set for a corner;

THENCE: North 45 degrees 06' West along the centerline of a dirt road a distance of 841.27 feet to a point on the East line of Lake Ray Hubbard take line an iron stake set for a corner;

THENCE: Along the take line of Lake Ray Hubbard the following:

North 10 degrees 52' East a distance of 517.29 feet to an iron stake set for a corner,

North 4 degrees 21' 10" West a distance of 539.30 feet to an iron stake set for a corner; North 7 degrees 35' 29" West a distance of 124.36 feet to an iron stake set for a corner; North 21 degrees 58' 16" West a distance of 478.21 feet to a point on the Southeast line of Interstate Highway No. 30, an iron stake set for a corner;

THENCE: North 60 degrees 23' 10" East along the said Southeast line of Interstate Highway No. 30 a distance of 204.95 feet to an iron stake found for a corner;

THENCE: South 44 degrees 22' East a distance of 311.00 feet to an iron stake set for a corner;

THENCE: North 44 degrees 05' East a distance of 176.50 feet to an iron stake set for a corner;

THENCE: North 55 degrees 13' East a distance of 301.00 feet to an iron stake set for a corner;

THENCE: South 44 degrees 23' East along a fence a distance of 636.87 feet to the Place of Beginning and Containing 41.274 Acres of Land.

2. Consider establishing "PD" Planned Development zoning for the construction of condominiums not to exceed the density of 15 units per acre on the following described property:

TRACT I

BEING part of a 14.502 acre tract of land in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point that is North 89 degrees 23' West 1739.4 feet from the Southwest corner of a tract of land described as "Third Tract" in deed to Whilden Construction Co., dated 7/11/49 and recorded in Volume 44, Page 618 of the Deed Records of Rockwall County, Texas;

THENCE: North 88 degrees 02' 05" East 636.0 feet;

THENCE: North 06 degrees 16' 25" West 690.0 feet;

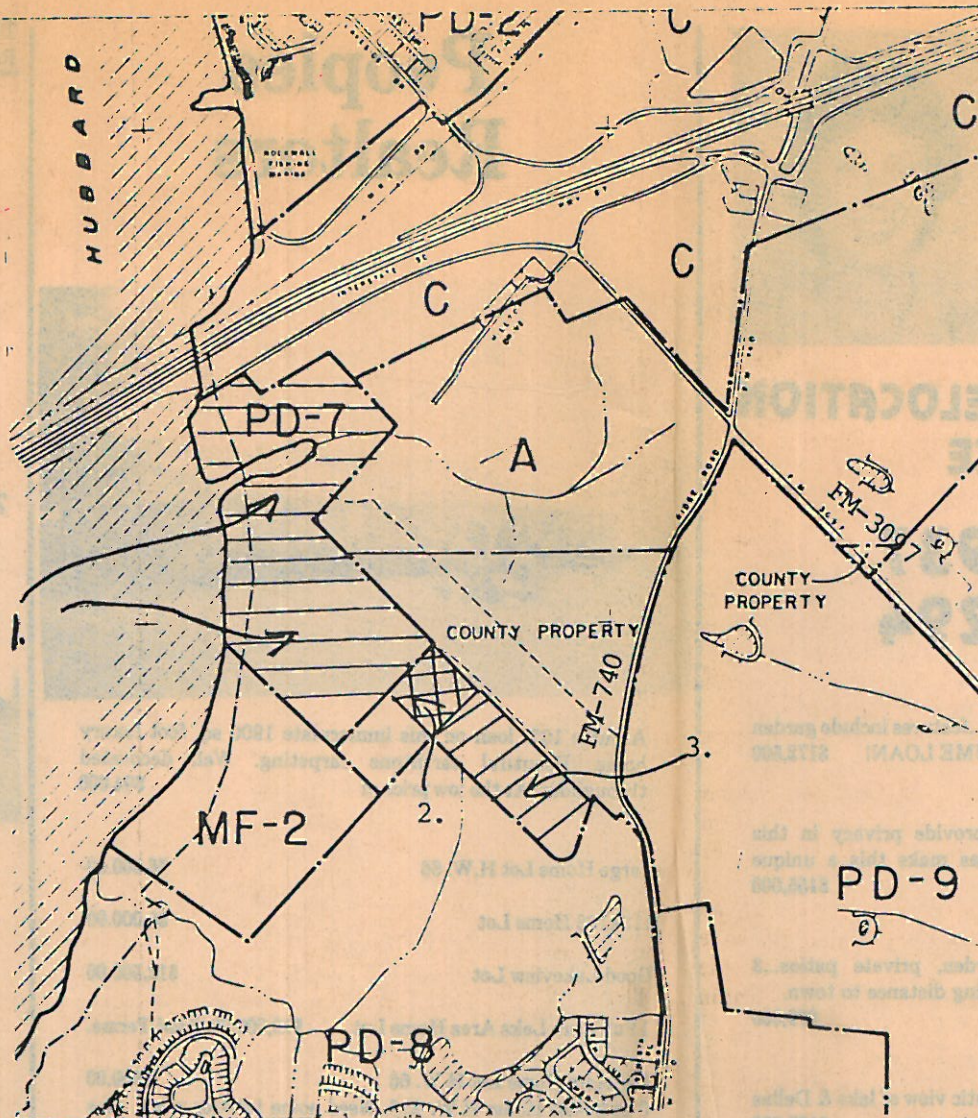
THENCE: South 89 degrees 28' 25" East 434.0 feet;

THENCE: North 01 degrees 01' 35" East 475.0 feet;

THENCE: North 03 degrees 19' 55" West 930.6 feet;

THENCE: North 86 degrees 06' 35" East 437.23 feet;

THENCE: North 06 degrees 11' 05" East 1155.01 feet;



THENCE: North 83 degrees 54' 46" West 350.0 feet;

THENCE: North 02 degrees 05' 16" East 699.82 feet;

THENCE: North 84 degrees 11' 00" West 319.13 feet;

THENCE: North 17 degrees 58' 04" East 1189.28 feet;

THENCE: North 45 degrees 26' 03" West 661.92 feet to the Point of Beginning.

BEGINNING at a point for a corner on the Southwest line of a public road;

THENCE: South 44 degrees 20' West a distance of 459.26 feet to the South line of said 14.502 acre tract, also being the North line of Chandlers Landing;

THENCE: North 45 degrees 37' West along said Southerly line a distance of 522 feet to a point for a corner on the tract of land previously conveyed to Jerry W. Heflin;

THENCE: North 44 degrees 23' East along the Easterly line of said Heflin tract passing at 234.83 feet the South corner of a tract previously conveyed to Paul Davis and continuing along the Easterly line of said Davis tract a total distance of 460.07 feet to a point for a corner on the Southwest line of a public road;

THENCE: South 45 degrees 37' East a distance of 223.76 feet to a point for a corner;

THENCE: Continuing along the Southwest line South 45 degree 26' 03" East a distance of 300.35 feet to the Place of Beginning and Containing 5.502 Acres of Land.

TRACT II

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:

BEGINNING at a point on the Southwest line of a public road, said point being the most Southerly East corner of said 14.502 acre tract, a 1/2" iron stake found for corner;

THENCE: South 17 degrees 45' 09" West leaving the said Southwest line of a public road a distance of 384.81 feet to the beginning of a curve to the right having a central angle of 116 degrees 34' 51" and a radius of 80.00 feet, a 1/2" iron

stake found for corner;

THENCE: Around said curve a distance of 162.78 feet to the end of said curve, a 1/2" iron stake found for corner;

THENCE: North 45 degrees 40' West a distance of 562.56 feet to a 1/2" iron stake set for corner;

THENCE: North 44 degrees 20' East a distance of 459.26 feet to a point on the Southwest line of a public road, a 1/2" iron stake set for corner;

THENCE: South 45 degrees 44' 47" East along the said Southwest line of a public road a distance of 461.92 feet to the Place of Beginning and Containing 6.00 acres of land.

3. Consider establishing "PD" Planned Development zoning for the construction of condominiums not to exceed the density of 15 units per acre on the following described property:

BEING a part of the Edward Teal L&L Survey, Abstract #207, and being out of the North corner of that certain 18 1/2 acre tract of land conveyed to James E. Floyd by H. H. Hickok, by deed dated February 1, 1901, recorded in volume W, Page 179, Deed Records of Rockwall County, Texas, the tract herein conveyed being described by

metes and bounds as follows:

TRACT I

BEGINNING at the North corner of said 18 1/2 acre tract said point being in the center of public road;

THENCE S 45 W with the center of said road 210 feet stake for corner;

THENCE S 45 E 210 feet to stake for corner;

THENCE N 45 E 210 feet to point in center of public road;

THENCE N 45 W 210 feet with the center of said road to the place of beginning and containing 1 acre of land more or less.

TRACT II

BEGINNING at a point on the Southwest line of Public Road, said point being the most Easterly North corner of said 14,502 acre tract, as from stake found, far corner;

THENCE 8, 45 degrees, 37 E., along the Southwest line of a Public Road, a distance of 165.81 feet to an iron stake set for corner;

THENCE, 8, 44 degrees 23 W., leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner;

THENCE N. 45 degrees, 40 W., a distance of 370.37 feet to an iron stake set for corner;

THENCE, N. 44 degrees 43 E., along the Southeast line of a Public Road, a distance of 28.77 feet to an iron stake found for corner;

TRACT III

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being the same tract of land conveyed to Jerry W. Heflin and wife by deed dated April 14, 1978 and being more particularly described as follows:

BEGINNING at a point on the southwest line of a public iron, said point being the west corner of a 14.302 Acre tract of land.

THENCE: N 44 degrees 43' E along the Southeast line of a public road, 234.82' to a point for a corner;

THENCE: S 45 degrees 40' E leaving said public road a distance of 370.37 feet to a point for corner;

THENCE S. 44 degrees 23' W a distance of 234.83 feet to a point for a corner;

THENCE: N 45 degrees 00' W a distance of 371.74 feet to the place of beginning and containing 2.0 Acres of land.

Tony Roffino zoning case -
103411 Plummet
Dallas 75779

Kirby Albright - Colonial Bank Bldg Garland
City of Dallas Pileo Dist

Signal Ridge - 3660-006-002 John
Whittle

Henry Heflin Post 121-A

Paul Davis 101 N Colcord

Frates Corp 1 Comedic Plaza

Mary Rue Weil , 6418 Cherry Chase, Dallas TX 75225

Allott, Boboy, Inc. PO Box 6

Marquette Floyd Rt 3
Box 417

James W + John Walden Brown - RT 3 Box 412
6797

Michael A. Stephenson -
3318 Lakewood

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
A. P. Roffino for a change of zoning from
"PD" Planned Development District Classification,
to "PD" Planned Development Revised District Classification,
on the following described property:

See Attached field notes and description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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 _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P.M., on the 8th day of July, 1982, in the Rockwall City Hall, Rockwall Texas, on the request of A. P. Roffino for a change of zoning from "PD" Planned Development District Classification, to "PD" Planned Development Revised District Classification, on the following described property:

See Attached field notes and description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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

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

1. I am opposed to the request for the reason
2. every one else is 13 units per acre + I feel this should be the same
- 3.

Signature Mrs. H.C. Hill
Address 6418 Cherry Chase Dallas

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
A. P. Roffino for a change of zoning from
"PD" Planned Development District Classification,
to "PD" Planned Development Revised District Classification,
on the following described property:

See Attached field notes and description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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

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

1. Good for area.
2. Well planned community.
3. Good for master road system.

Signature 

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
A. P. Roffino for a change of zoning from
"PD" Planned Development District Classification,
to "PD" Planned Development Revised District Classification,
on the following described property:

See Attached field notes and description

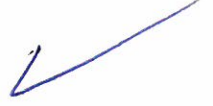
As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.



City of Rockwall, Texas


The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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 John W Brown
Address Alt 3 Box 412
Rockwall, Texas 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
A. P. Roffino for a change of zoning from
"PD" Planned Development District Classification,
to "PD" Planned Development Revised District Classification,
on the following described property:

See Attached field notes and description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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

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

1. In accordance with the Concept Plan approved

2.

3.

Signature Rub Bunnig, U.P.
Address Chandler's Land

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
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"PD" Planned Development District Classification,
to "PD" Planned Development Revised District Classification,
on the following described property:

See Attached field notes and description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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

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

1. It is @ with planned Master Concept that is contiguous to existing zoning
2. It will be an asset to community
3. It blends in with master plan for area with good accessibility.

Signature 

Address 10341 Plummer Dr
Dallas, Texas 75228

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 8th day of July,
1982, in the Rockwall City Hall, Rockwall Texas, on the request of
A. P. Roffino for a change of zoning from
"PD" Planned Development District Classification,
to "PD" Planned Development Revised District Classification,
on the following described property:

See Attached field notes and description

As an interested property owner, it is important that you attend this hearing or notify the commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 82-5.


City of Rockwall, Texas

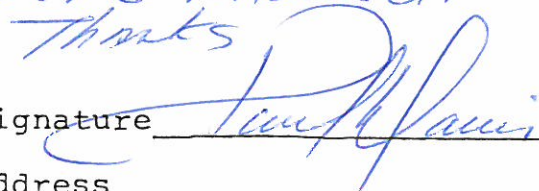
The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-5

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

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

1. All the surrounding property is zoned to a MAX of 13 units per acre, it is not proper
2. To zone this for more than the other property owners were allowed.
3. Thanks

Signature 
Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

A. P. Roffino Zoning Request

This property is currently zoned "PD-7" and the uses approved include retail (4.3 acres), apartments (5.17 acres, 16 units/acre), marina (5.85 acres), and townhouse (25.88 acres, 8 units/acre).

Mr. Roffino is proposing to increase the retail/commercial area to 14.6 acres including hotel, restaurant, marina, office, retail, and rental/condominium uses. He is proposing to reduce the apartment area to 2.4 acres with a maximum density of 15 units per acre. He is proposing to change the townhouse area to condominium use with a maximum density of 18 units per acre on 10.5 acres and a density of 15 units per acre on the remaining area. Attached is a map of the area.

Review of Refino Zoning

1. Road leading from hotel to 3097 should be 60' - 44' paving
2. This road and entrance to hotel are out of line, this needs to be corrected. Either lined up or mowed at least 125' - 150' apart
3. Condo area #6 needs to have streets looped
1-2 + 3-4 could be connected
4. Road leading from 12 Albright's Prop needs to be 60' - 44' pavement if developed
as proposed - 4200 cars per day as proposed

LAKE RAY HUBBARD

I. H. 30

TRACT LOCATION

LAKE RAY HUBBARD

PREVAILING WINDS

FASTEST WINDS

TRACT NO.	USE	GROSS ACRES ±	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC.
5	MF - CONDO.	10.5	" 18 "
6	" "	9.6	" 15 "
7	" "	4.4	" 15 "
TOTAL		41.5 ±	

NORTH

0' 100' 200' 300'

**PLANNED DEVELOPMENT
ROCKWALL, TEXAS**

A.P. ROFFINO, DEVELOPER

HAROLD L. EVANS, CONSULTING ENGINEER

PATSY STEPHENSON, URBAN DESIGN DATE: 6/18/82

ORDINANCE NO. 82-36

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN ON "PD-7" PLANNED DEVELOPMENT DISTRICT NUMBER 7; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-7" Planned Development District Number 7. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 7 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development, District Number 7 shall effect only the property shown thereon and said property shall be limited to the uses, density,

area, setback and other requirements set forth thereon, subject to the following special conditions:


- (a) That the site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District Number 7 and any and all such development shall be in strict accordance with such site plan and development criteria.
- (b) No substantial change in development of "PD-7" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 7 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.
- (c) All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.
- (d) At the platting stage of any phase of development, a screening and landscaping plan may be required for submission and approval of the Planning and Zoning Commission and the City Council.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

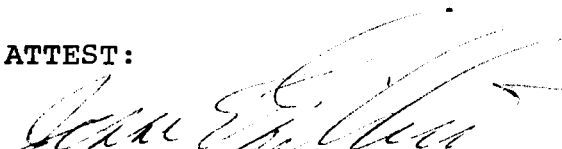
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 2nd day of August, 1982.

APPROVED:

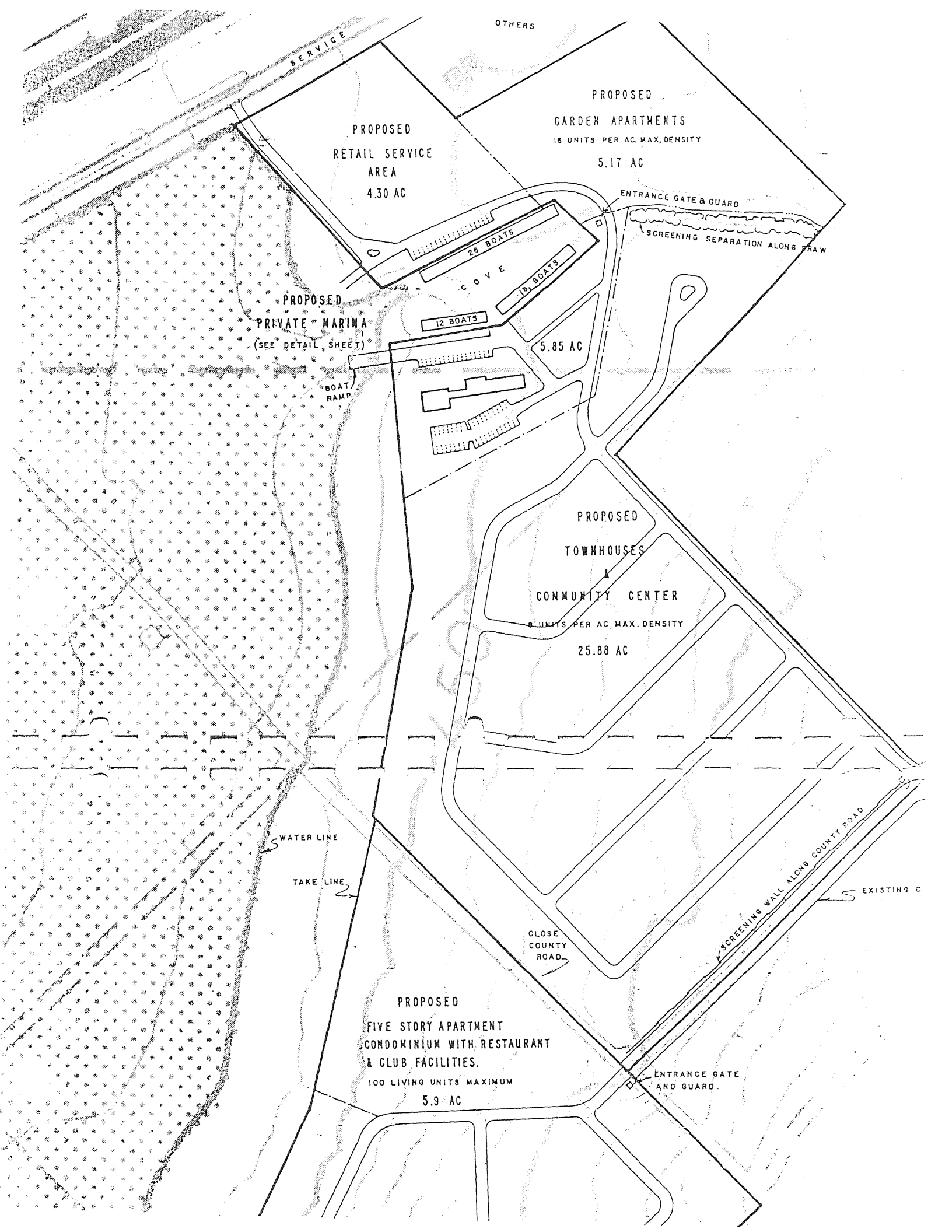


Mayor

ATTEST:



City Secretary



SERVICE

OTHERS

PROPOSED
RETAIL SERVICE
AREA
4.30 AC

PROPOSED
GARDEN APARTMENTS
16 UNITS PER AC. MAX. DENSITY
5.17 AC

PROPOSED
PRIVATE MARINA
(SEE DETAIL SHEET)

29 BOATS
COVE
18 BOATS
12 BOATS

ENTRANCE GATE & GUARD
SCREENING SEPARATION ALONG PRAW

5.85 AC

BOAT
RAMP

PROPOSED
TOWNHOUSES
COMMUNITY CENTER
8 UNITS PER AC MAX. DENSITY
25.88 AC

WATER LINE

TAKE LINE

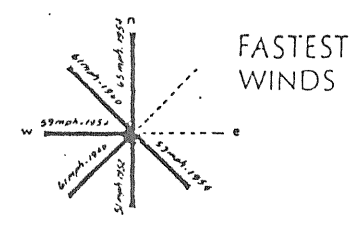
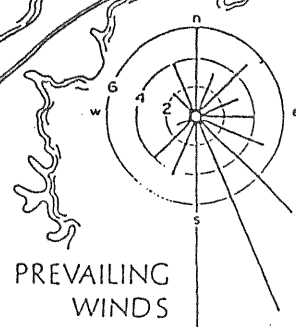
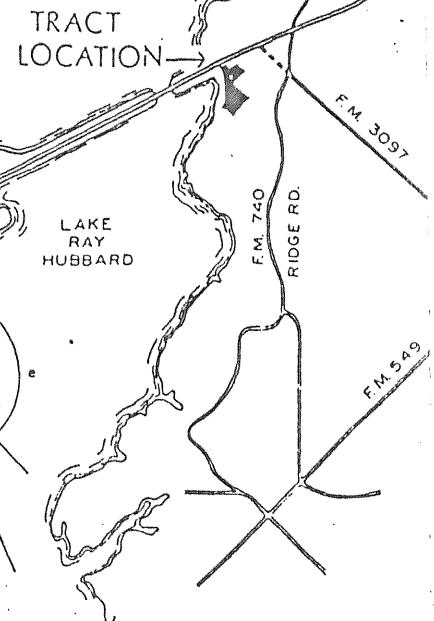
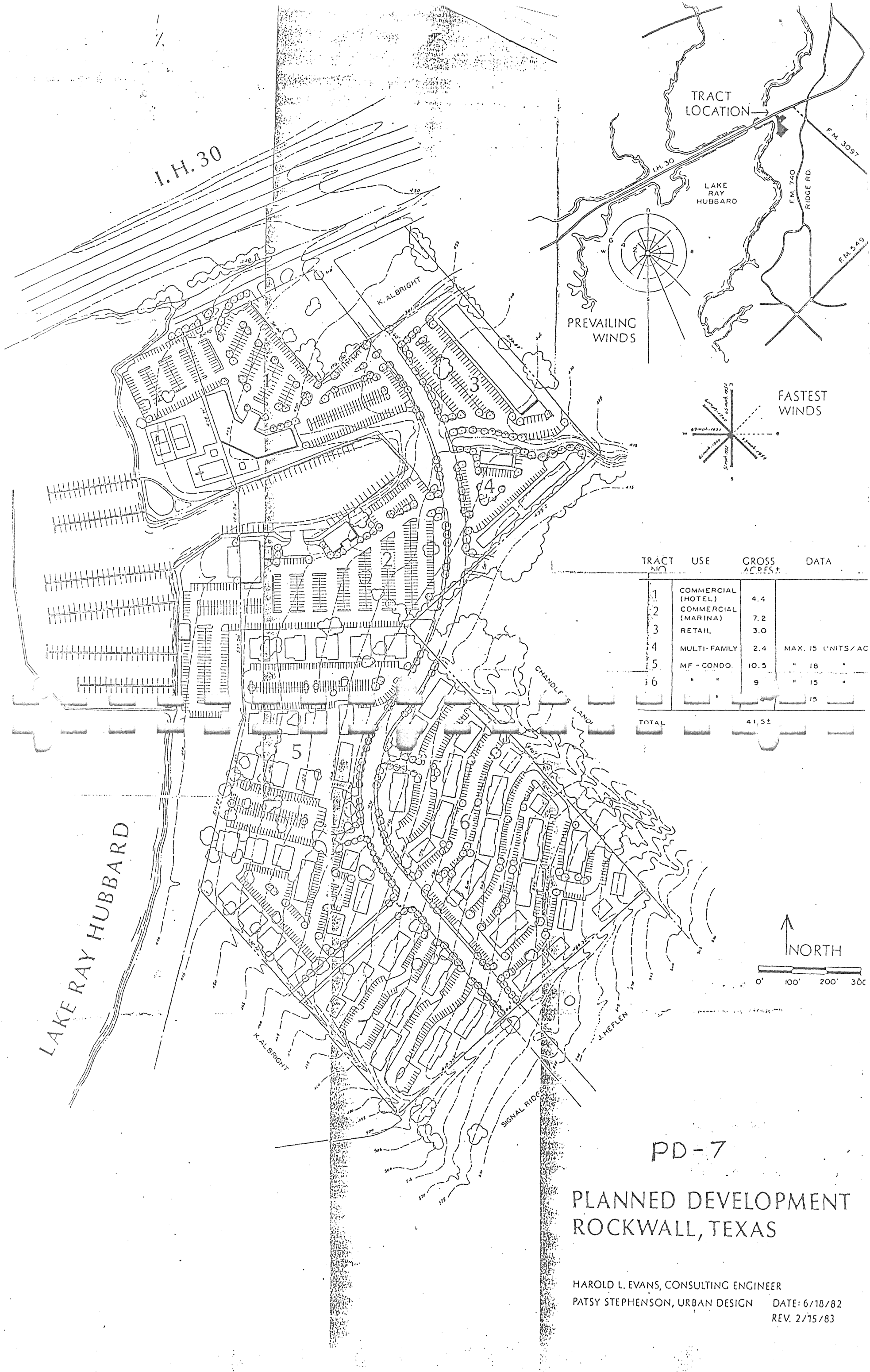
CLOSE
COUNTY
ROAD

SCREENING WALL ALONG COUNTY ROAD

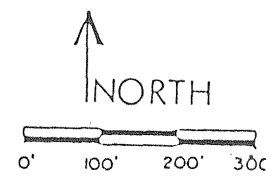
EXISTING C

PROPOSED
FIVE STORY APARTMENT
CONDOMINIUM WITH RESTAURANT
& CLUB FACILITIES.
100 LIVING UNITS MAXIMUM
5.9 AC

ENTRANCE GATE
AND GUARD



TRACT NO.	USE	GROSS ACRES ±	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC
5	MF - CONDO.	10.5	" 18 "
6	" "	9	" 15 "
TOTAL		41.5 ±	



PD-7
**PLANNED DEVELOPMENT
 ROCKWALL, TEXAS**

HAROLD L. EVANS, CONSULTING ENGINEER
 PATSY STEPHENSON, URBAN DESIGN DATE: 6/10/82
 REV. 2/15/83

EXHIBIT "B"

"PD-7" REVISED
DEVELOPMENT CRITERIA

	Multifamily/ Condominium Tracts	Retail Tract	Commercial Tracts	
			Along I-30	Other Locations
Minimum Unit Size	750 sq. ft.	-0-	-0-	-0-
Minimum Site Area	10,000 Sq. ft.	6,000 Sq. Ft.	1 Acre	10,000 sq. ft.
Minimum Site Frontage	60 ft.	60 ft.	100 ft.	60 ft.
Minimum Site Depth	100 ft.	100 ft.	200 ft.	10 ft.
Minimum Front Setback	25 ft.	20 ft.	½ width of existing or proposed ROW as shown on the adopted Thoroughfare Plan, whichever is greater	
Minimum Side Setback	10 ft., 1 story 15 ft. - all over	Internal - 0 ft., 10 ft. abutting a residential lot, corner lot - 15 ft.	Internal Lot - 0 ft., 10 ft. Abutting a residential lot Corner Lot - 15 ft.	
Minimum Rear Setback	10 ft.	0 ft., 10 ft. abut- ting a residential use	0 ft., 10 ft. abutting a residential use	
Distance Between Attached Buildings	Main to Main, Win- dows & Doors 20 ft.; Main to Main, No doors & Windows, 10 ft. Main to Accessory, 10 ft.	12 ft.	12 ft.	
Maximum Floor Area Ratio		2:1	2:1	
Maximum Total Coverage	40%	40%	50%	
Maximum Impervious Coverage	80%	90%	95%	
Maximum Height	2½ stories ^{or} 36'	3 stories	10 stories or ½ the distance to residential property, whichever is less	
Parking	1.5 spaces/ea effi- ciency & 1 bedroom; 2 spaces/ea 2 bed- rooms; 2.5 spaces/ea 3 bedrooms & over	Parking requirements shall meet the requirements of the Comprehen- sive Zoning Ordinance for each use		
	Parking shall be allowed in the required yards			
Landscaping & Buffering	20% of lot area, 30% located in front yard. This can include private patio & entry areas, required yards & walkways	A landscaping plan shall be submitted for approval with an application for a build- permit.		

EXHIBIT B

PLANNED DEVELOPMENT ZONING REQUEST

ROCKWALL, TEXAS

A.P. ROFFINO, DEVELOPER

<u>TRACT NO.</u>	<u>USE</u>	<u>APPROX. ACREAGE</u>	<u>DATA</u>
1.	Commercial	4.4	Hotel, Restaurant, Meeting Rooms, Shops, Offices, and/or Condo or Rental Units
2.	Commercial	7.2	Marina and Related Activities, Shops, Restaurant
3.	Retail	3.0	General Retail Uses
4.	Multi-Family	2.4	Condo or Rental Units 36 Units Maximum (15 Units per Acre)
5.	"	10.5	Condominium 188 Units Maximum (18 Units per Acre)
6.	"	9.6	Condominium 144 Units Maximum (15 Units per Acre)
7.	"	4.4	Condominium 66 Units Maximum (15 Units per Acre)
Total		41.5	

TRACT NO.	USE	GROSS ACRES±	DATA
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1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC.
5	MF - CONDO.	10.5	" 13 "
6	" "	9.6	" 15 "
7	" "	4.4	" 15 "
TOTAL		41.5±	

ERS LANDING



development notes:

ROFFINO TRACT

4.30 AC

5.85 AC

25.88 AC

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5.17 AC

41.20 AC

RETAIL

MARINA

TOWNHOUSES

CONDOMINIUM

GARDEN APTS

ALLBRIGHT TRACT

—

—

21.0 AC

5.90 AC

—

26.90 AC

ROBERT W. HOLLIN

Land Planning, Inc.

EAST GRAND POST OFFICE BUILDING
ROOM 201 Taylor 3-4797
1106 GRAHAM STREET
POST OFFICE BOX 11172
DALLAS 23, TEXAS

MAY 1973

2066