

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 82-9 Filing Fee \$50.00 Date 8-25-82

Applicant Ridge Group

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 field notes

APPROX. 177 ACRES ON NW SIDE OF NORTH LAKE SHORE DR., ROCKWALL

I hereby request that the above described property be changed from its pre zoning which is "SF-2 E PD11" District

Classification to a "PD" District

Classification for the following reasons: (Attach separate sheet if necessary.)

1. *Highest & Best Use of land.*
2. *Over 100 S.F. 2 Lots available - No Sikes.*
- 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.

FIRST TEXAS SAINTS ASSOCIATION
By: [Signature]
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 1st Secor DATE 8/31
ADDRESS _____

Cash Check Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICATORS PERMIT

RENT

MISCELLANEOUS WATER SALES

Zoning Application

50.00

1503

Received By _____

FORM G-1

September 24, 1982

Mr. Jesse Gilbert
City Administrator
102 East Washington
Rockwall, Texas 75087

Re: Northshores Multi-family Proposal
ROK 8208

Dear Jesse:

Wj

We have reviewed the Planned Development amendment for the Northshores Planned Development.

The concept plan is for an area of 143 acres, of which 123 acres are proposed for multi-family use, and the remaining 20 acres are proposed for marina and retail usage. Utilizing the schedule attached to the concept plan, a total of approximately 1,968 dwelling units is proposed for the site, with an average of nearly 16 dwelling units per acre.

The previous concept plan would have allowed approximately 552 dwelling units in this area, so the concept plan is proposing an increase of 1,416 dwelling units, a 255% increase in density.

Needless to say, an increase in density will bring about a corresponding increase in the traffic generated by this site. According to Trip Generation of the Institute of Traffic Engineers, multifamily dwelling units generate an average of 6.1 trips per day per unit. The site would therefore generate a total of 12,089 trips per 24 hour period, an increase of 8,649 trips or 250%.

Lakeshore Boulevard at its intersection with State Highway 66 would have an increase in volume from 11,560 vehicle trips per day to 18,230 vehicle trips per day, an overall increase of 58% caused by this development.

The traffic on Alamo Road, when it is completed, will increase from 11,460 trips per day to 13,410 trips per day, an increase of approximately 17 percent. This traffic would be added to Lakeshore Boulevard until Alamo Road is completed.

Lakeshore Boulevard and Alamo Road could be expanded to accommodate this traffic. The major concern is the impact of that traffic on State Highways 66 and 205. The two lane roads will be very difficult to expand. The impact of the additional traffic on the Lakeshore Boulevard/Highway 66 intersection will be significant.

In regard to the site plan itself, the portion west of Lakeshore Boulevard appears to be fairly well laid out. The question of the appropriateness of

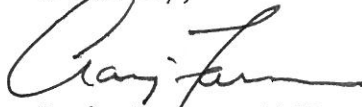
multi-family dwelling units at this location, and their effect on property values in the area is not so much a technical matter as a local determination that should be made by the Planning and Zoning Commission.

The topography of the area suggests, however, that the achievement of the proposed densities might be very difficult. If the actual attainable densities are less, this might reduce the traffic impacts somewhat.

In summary, the major concern is the impact of the proposed development on Lakeshore Boulevard and its intersection with State Highway 66. Lakeshore Boulevard will be pushed to its reasonable capacity limits, and the intersection with Highway 66 will probably exceed its capacity. Lakeshore Boulevard can be expanded, at some expense, but the capacity of Highway 66 is not so easily expanded.

If you have any further questions or need further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Farmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Craig Farmer, AICP

CF/dim

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the A. Hanna Survey, Abstract No. 98, J.H.B. Jones Survey, Abstract No. 124, and the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H. L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to R. S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W. F. Barrow, Jr., to R. S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the take line of Lake Ray Hubbard at the Northwest corner of Northshore Phase Two, an addition to the City of Rockwall; said point also being on the Westerly line of said Pickens tract; said point bears North 4° 49' 27" East 88.14 feet from a City of Dallas concrete monument stamped AA-10-3;

THENCE: Along the City of Dallas take line of Lake Ray Hubbard as follows: North 4° 49' 27" East 511.11 feet; North 42° 25' 33" West 500.00 feet; North 36° 22' 08" West 479.75 feet to a point on the South line of said 40 acre tract; North 1° 09' 26" East 103.21 feet; North 15° 08' 56" West 328.07 feet; North 85° 38' 21" West 237.69 feet; North 1° 55' 08" East 151.52 feet; North 80° 10' 03" East 417.73 feet; North 67° 33' 30" East 260.70 feet; North 23° 59' 58" West 99.20 feet; South 70° 53' 20" West 235.35 feet; North 78° 31' 48" West 353.77 feet; South 85° 41' 23" West 127.69 feet; South 47° 18' 57" West 220.00 feet to a point for a corner on the West line of said 40 acre tract;

THENCE: North 0° 04' 14" West with the West line of said 40 acre tract a distance of 609.30 feet to a point for a corner;

THENCE: North 87° 48' 20" East a distance of 980.60 feet to a point for a corner;

THENCE: South 88° 04' 40" East a distance of 344.05 feet to a point for a corner on the East line of said 40 acre tract;

THENCE: North 0° 33' 59" West a distance of 24.68 feet to a point for a corner in the center of a gravel road and the most Northerly Northwest corner of said Pickens tract;

THENCE: Along the Northerly line of said Pickens tract and the center of said gravel road a distance of 1315.80 feet to the Westerly right-of-way line of North Lakeshore Drive;

THENCE: Following said Westerly right-of-way line South 0° 37' 01" East a distance of 65.32 feet to the beginning of a curve to the left, said curve having a central angle of 10° 15' 10" and a radius of 850.00 feet;

THENCE: Along said curve an arc distance of 152.10 feet to a point of tangency;

THENCE: South 10° 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, said curve having a central angle of 67° 17' 45" and a radius of 581.01 feet;

THENCE: Along the arc of said curve an arc distance of 682.42 feet to a point of tangency;

THENCE: South $56^{\circ} 25' 34''$ West a distance of 279.87 feet to the beginning of a curve to the left, said curve having a central angle of $51^{\circ} 36' 07''$ and a radius of 550.0 feet;

THENCE: Along the arc of said curve an arc distance of 495.34 feet to a point of tangency;

THENCE: South $4^{\circ} 49' 27''$ West a distance of 230.39 feet to a point for a corner;

THENCE: South $6^{\circ} 50' 46''$ West a distance of 81.50 feet to the North corner of Northshore, Phase Two, said point also being on a curve to the left having a central angle of $6^{\circ} 31' 40''$ and a radius of 850.0 feet;

THENCE: Following said addition line along said curve an arc distance of 51.34 feet to the beginning of a curve to the right, said curve having a central angle of $98^{\circ} 02' 25''$ and a radius of 30.0 feet;

THENCE: Along the arc of said curve an arc distance of 51.33 feet to a point of tangency;

THENCE: North $89^{\circ} 29' 00''$ West a distance of 885.13 feet to the Place of Beginning and Containing 111.395 Acres of Land.

HAROLD L. EVANS, Consulting Engineer

August 24, 1982

TRACT II

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the W. B. Boles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of that tract of land conveyed to Robert S. Folsom from Richard W. Pickens by deed recorded in Volume 100, Page 293, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of Northshore, Phase Two, said point being located on the Westerly right-of-way line of North Lakeshore Drive, said point also being on a curve to the left, said curve having a central angle of $16^{\circ} 42' 40''$ and a radius of 850.00 feet;

THENCE: Along said curve to the left an arc distance of 247.91 feet to a point of tangency;

THENCE: South $17^{\circ} 42' 31''$ East a distance of 131.37 feet to the beginning of a curve to the left, said curve having a central angle of $24^{\circ} 19' 50''$ and a radius of 850.00 feet;

THENCE: Along said curve an arc distance of 360.95 feet to a point of tangency;

THENCE: South $42^{\circ} 02' 43''$ East a distance of 100.00 feet to a point for a corner;

THENCE: South $47^{\circ} 46' 18''$ West a distance of 899.99 feet to a point for a corner on the City of Dallas take line for Lake Ray Hubbard;

THENCE: Along said take line as follows: North $42^{\circ} 02' 43''$ West a distance of 480.09 feet to a concrete monument marked AA10-2, North $17^{\circ} 42' 53''$ West a distance of 831.25 feet to a concrete monument marked AA10-3, and North $4^{\circ} 49' 26''$ East a distance of 499.25 feet to a point for a corner on the existing South line of that certain area zoned Planned Development;

THENCE: East a distance of 900.47 feet along said South line to a point for a corner on the above mentioned line of North Lakeshore Drive;

THENCE: South $4^{\circ} 49' 27''$ West a distance of 207.00 feet to a point for a corner;

THENCE: South $6^{\circ} 50' 46''$ West a distance of 81.50 feet to the Point of Beginning and Containing 30.501 Acres of Land.

HAROLD L. EVANS, Consulting Engineer
September 30, 1982

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98 and the W. B. Bowles Survey, Abstract No. 12, and being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens by deed recorded in Volume 100, Page 293, and being a part of a tract of land conveyed to Rockwall Joint Venture by D. L. Hairston by deed recorded in Volume 102, Page 460, and part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed recorded in Volume 101, Page 714, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and further being part of Northshore, Phase Two, a platted addition to the City of Rockwall, said tract being more particularly described as follows:

BEGINNING at the North corner of Northshore, Phase Two, said point being located on the Westerly right-of-way line of North Lakeshore Drive, said point also being on a curve to the left, said curve having a central angle of $16^{\circ} 42' 40''$ and a radius of 850.00 feet;
THENCE: Along said curve to the left an arc distance of 247.91 feet to a point of tangency;
THENCE: South $17^{\circ} 42' 31''$ East a distance of 131.37 feet to the beginning of a curve to the left, said curve having a central angle of $24^{\circ} 19' 50''$ and a radius of 850.00 feet;
THENCE: Along said curve an arc distance of 360.95 feet to a point of tangency;
THENCE: South $42^{\circ} 02' 43''$ East a distance of 588.09 feet to the beginning of a curve to the left, said curve having a central angle of $1^{\circ} 18' 28''$ and a radius of 550.00 feet;
THENCE: Along said curve an arc distance of 12.55 feet to the North corner of Northshore, Phase One-A, said point also being on a curve to the left, said curve having a central angle of $30^{\circ} 23' 55''$ and a radius of 354.50 feet;
THENCE: Along the Northwesterly addition line of said Northshore, Phase One-A an arc distance of 188.08 feet to a point of tangency;
THENCE: South $17^{\circ} 36' 04''$ West a distance of 233.83 feet to a point for a corner;
THENCE: South $0^{\circ} 04' 55''$ East a distance of 3.07 feet to the Northerly property line of Grady Rash;
THENCE: Along said Rash property line North $89^{\circ} 57' 33''$ West a distance of 696.47 feet to a concrete monument on the take line of Lake Ray Hubbard;
THENCE: Following said line North $42^{\circ} 02' 43''$ West a distance of 680.09 feet to a concrete monument;
THENCE: North $17^{\circ} 42' 53''$ West a distance of 831.25 feet to a concrete monument;
THENCE: North $4^{\circ} 49' 26''$ East a distance of 88.14 feet to the Northerly addition line of said Northshore, Phase Two;
THENCE: Following said addition line North $89^{\circ} 29'$ East a distance of 885.13 feet to the beginning of a curve to the left, said curve having a central angle of $98^{\circ} 02' 25''$ and a radius of 30.00 feet;
THENCE: Along the arc of said curve the arc distance of 51.33 feet to a point for a corner on the Westerly line of Northshore, Phase Two, said point also being on a curve to the right, having a central angle of $6^{\circ} 31' 40''$ and a radius of 850.00 feet;
THENCE: Along said curve an arc distance of 96.84 feet to the Place of Beginning and Containing 32.056 Acres of Land.

HAROLD L. EVANS, Consulting Engineer
August 24, 1982

Public Notice

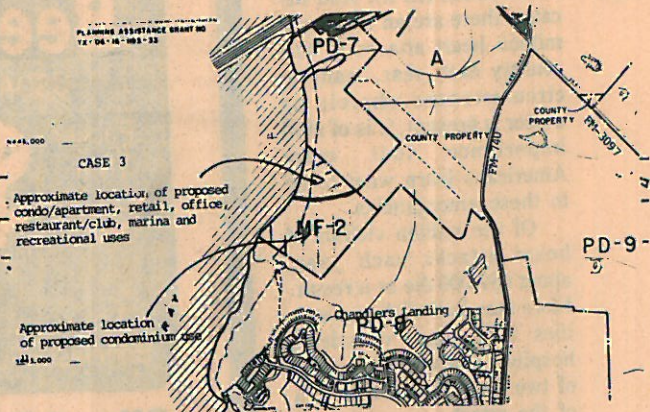
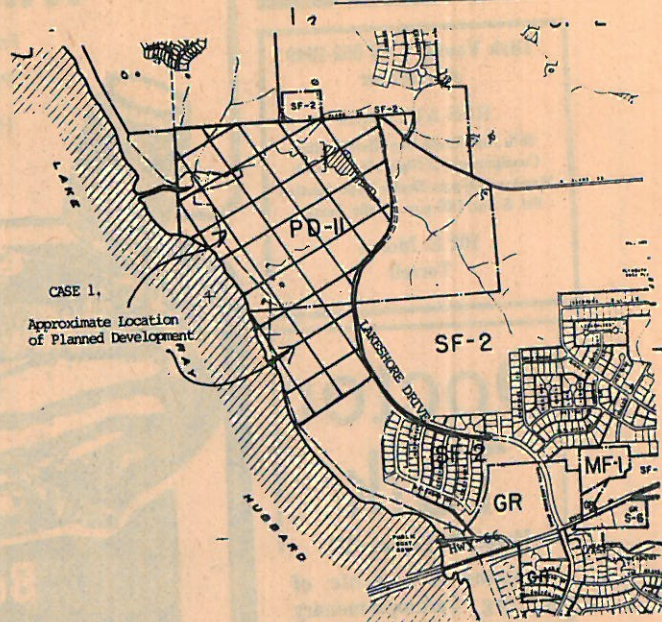
The Planning and Zoning Commission of the City of Rockwall, Texas, will hold a public hearing at 7:30 o'clock P.M. on October 14, 1982, in the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider the following requests:

1.) A request from First Texas Savings and Loan for a change in zoning from "PD" Planned Development and "SF-2" Single Family to "PD" Planned Development for the development of condominium, marina, retail and apartment uses, to be located on the west side of Lakeshore Drive. (See Location Map)

2.) A request from Bejar's, Inc., for a Specific Use Permit for a private club as an accessory use to a restaurant at 400 South Goliad located at the intersection of Lake Meadows Drive and South Goliad.

3.) A request from the City of Rockwall for a change in zoning from "MF-2" Multifamily to "PD" Planned Development for the development of condominium, apartment, marina, retail, restaurant and club facilities, office and recreational facilities to be located south of I-30 and west of FM-740 (See Location Map).

4.) A request from Metro Petroleum Company for a



Specific Use Permit for a propane motor fuel and bottle filling station to be located at

the Gulf Station located on South Goliad at Interstate 30.

(1tc-R)

Northshore

1. Home Savings of America
5151 Beltline Rd.
Dallas 75240
2. Grady Rask Jr.
PO Box 622
3. Joan Rask Pappa
3407 Ridgewood Way
Dallas 75234
4. Robert H. Rask
% Robert H. Rask Assoc.
First Security Bank Bldg.
Garland TX 75042
5. James Milton Rask
3610 Townsend
Dallas 75229
6. D. L. Hairston
PO Box 205
- ~~X7. Wm J. Liffard
705 E. Kaufman~~
- ~~X8. Ralph M. Hall
207 E. Rusk~~
- ~~X9. Mrs. Nan Smartt & Mrs. Julia Bond
603 S. Goliad~~

Northshore

X 10. ~~Smartt, Lofland & Bond~~
603 S. Galind

11. City of Dallas
Dallas City Hall
500 N. Jackson, Dallas

12. Mrs R. L., Bessie, Campbell
Rt 2, Box 644

13. Charles W. Smith
% Mrs Bessie Campbell
Rt 2, Box 644

14. Thomas E. Guinn
13321 Emily Rd.
Dallas 75240

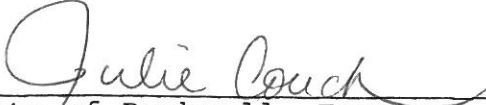
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at
7:30 o'clock P.M., on the 9th day of September,
19 81, in the Rockwall City Hall, Rockwall Texas, on the request of
1st Texas Savings & Loan for a change of zoning from
"PD", "SF-2" Planned Development, Single Family District Classification,
to "PD" Planned Development District Classification,
on the following described property:

for the development of condominiums, retail, marina
and apartments

See Attached Field Notes

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. 82-9.


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. 82-9

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 14th day of October, 1982, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of First Texas Savings and Loan
for a change in zoning from "PD", "SF-2", Planned Development, Single
Family District Classification, to "PD" Planned Development District
Classification for the development of condominiums, retail, marina
and apartment uses

on the following described property:

See Attached Legal Description

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City of Rockwall, Texas

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Case No. 82-9

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
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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. 82-9

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

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

- 1.
- 2.
- 3.

Signature Dorothy R. Beck

Address 323 Shepard's Hill
Mr. Janet G. Cook

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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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 82-9

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

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

1. There are not enough access roads to the area for the new traffic.
2. We feel multi-family dwellings would lower the value of our property.
3. We feel Rockwall needs other facilities for people - not another marina.

Signature Sharon L. Foster

Address 507 Wildwood Lane Rockwall

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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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. 82-9

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

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

1. traffic congestion
2. over crowd schools
3. we don't need apartment type buildings in this neighborhood

Signature Phyllis J. ...

Address 315 Shepard Hill

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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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. 82-9

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

- I moved here to be in a quiet, uncrowded neighborhood. This cannot help!
 - I thought when we moved here to the North Shore addition, everything was zoned single family, + this influenced my decision.
 - Traffic + transient people will both grow. I don't want either.
- Signature Lennard D. Lowrey
Address 324 Shepherd's Hill

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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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. 82-9

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

1. Excessive STRAIN ON MUNICIPAL AND CIVIL SERVICES.
2. DISTRUCTION OF QUALITY OF LIFE AS PRESENTLY EXISTS.
3. INCREASED CRIME, CROWDED SCHOOLS, INCREASED TRAFFIC BURDEN.

Signature Thomas McCoy

Address 301 Shepherds Hill

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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Julie Couch
City of Rockwall, Texas

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Case No. 82-9

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

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

1. This area should be restricted to one family residential.
2. A potential slum area should not be created in a residential area.
3. Rockwall does not need another area around our homes similar to the development on I-30 on the west side of ~~Lane~~ Ray Hubbard.

Signature W. D. Hubbard

Address 105 E. HAUERMAN

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 14th day of October, 1982, in
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of First Texas Savings and Loan
for a change in zoning from "PD", "SF-2", Planned Development, Single
Family District Classification, to "PD" Planned Development District
Classification for the development of condominiums, retail, marina
and apartment uses

on the following described property:

See Attached Legal 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. 82-9

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. 82-9

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 V. L. Jacobs
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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Case No. 82-9

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

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

1. DEVALUATION OF MY RESIDENCE IF THIS CHANGE IS PAST, AFTER I PURCHASED SAME IN CONSIDERATION OF PRESENT CITY PLANNING.
2. ADDED TRAFFIC IS AN INCREASED DANGER TO OUR CHILDREN.
3. PRESENT CITY FACILITIES ARE NOT ADEQUATE TO SUPPORT THE POPULATION THIS PROJECT INTENDS

Signature William Lynch

Address 607 WESTWAY DR, ROCKWALL

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. Want quieter neighborhood - no congestion
2. Don't want more cars passing through square
3. Don't want more stores or public facilities

Signature Mrs + Mrs Drue Rosenhauch

Address 327 Shepards Hill

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

Thank you,
City of Rockwall

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City of Rockwall, Texas

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Case No. 82-9

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

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

1. TRAFFIC FLOW
2. BUILDING AN 'INSTANT SKYLINE' IN A RESIDENTIAL AREA.
3. CITY SERVICES NOT ADEQUATE TO HANDLE INCREASE
4. THE "CHOICE" BLDG. SITES - SHOULD NOT BE USED FOR LESS THAN ADJOINING HOMESITES

Signature Barbara Robinson

Address 309 Shepards Hill

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

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 9th day of September,
19 81, in the Rockwall City Hall, Rockwall Texas, on the request of
1st Texas Savings & Loan for a change of zoning from
"PD", "SF-2" Planned Development, Single Family District Classification,
to "PD" Planned Development District Classification,
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for the development of condominiums, retail, marina
and apartments

See Attached Field Notes

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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-9

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 WOULD DETRACT FROM THE NEIGHBORHOOD BY CONCENTRATED BUILDING & RETAIL
2. IT WOULD CAUSE THE PROPERTY VALUE TO DROP
3. IT WOULD CAUSE AN INCREASE IN TAX FOR SCHOOLS
4. IT WOULD DESTROY THE SERENITY OF OUR COMMUNITY WHICH WAS IN THE FIRST PLACE IS THE REASON I PURCHASED A HOME

Signature John Toulouse
Address 609 WESTWAY DRIVE

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

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 82-9

~~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 would like to keep single family houses
in front of my property. Condominiums -
2. retail or apartments would lower
the value of my property which adjoin
3. proposed change!

Signature Nan J. Smartt
Address 603 S. Joliet - Rockwall
Texas

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

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CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-9

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

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

1. Property should be kept single family dwellings
2. Property too valuable for use in condominiums
3. and certainly for commercial use - Unfair to people already living in area who were assured when slated that property would remain single family -

Signature Julian Land

Address 2814 Country Club Rd
Garland, Tex

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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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-9

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

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

1. SHOULD BE RETAINED ONE FAMILY RESIDENTIAL
2. I AM OPPOSED TO CONDOMINIUMS, RETAIL,
MARINA AND APARTMENT DEVELOPMENT
3. IN THIS AREA,

THIS TYPE DEVELOPMENT SHOULD BE KEPT OUT
OF RESIDENTIAL AREAS

Signature W. C. Leland
Address 105 E KAUFMAN

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

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City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-9

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

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

1.

2.

3.

Signature George C. [unclear]

Address 602 South [unclear]

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. *city services are not large enough to handle additional units*
2. *increased traffic cannot be efficiently handled in this magnitude*
- 3.

Signature Elaine H. Stuart

Address 504 Carriage Trail

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. INCREASE VALUE OF PROPERTY

2.

3.

Signature

235-1890
Thomas E. Gwin

Address

13321 EMILY RD.

DALLAS, TEXAS 75240

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

Thank you,

City of Rockwall

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Case No. 82-9

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

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

- 1.
- 2.
- 3.

Will be at meeting

Signature James M. Rank

Address 3610 TOWNSEND DR Dallas

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. This development would create an unbearable traffic problem at highway 66.
2. This is the last lake front property that is available for single family homes.
3. In high density - would put heavy burden on schools, police dept. & fire dept.

Signature Nan S. Smartt

Address 6032 Goliah - Rockwall

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. Increased traffic - no way to work properly
2. traffic flows already crowded. May be would be
3. Too high density housing for area - worse!

Signature _____

Address _____

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. *Over population of our community.*
2. *Traffic congestion.*
3. *Revaluation of our homes.*
4. *Higher taxes to pay for schools, fire & police protection.*

Signature

Frances M. Bushfield

Address

502 Carriage Trail

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. Rockwall's tax base cannot support condos and apartments. We need single-family dwellings only - especially in this area!
2. The increased traffic flow will ~~be~~ make Lakeside Dr. and Alta Vista a double intersection. Hi 66 build will be unfeasible.
3. The type of development proposed leads to high-traffic, unattractive neighborhoods. That is the very reason that most of us bought in North Shore - to escape that atmosphere!

Signature J. J. Jones Jr.

Address 313 Shegards Hill Dr.

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

- 1. *Water, sewer, police, fire Dept.*
- 2. *Schools, taxes*
- 3. *Congestion and many more*

Signature *Mitz + Margaret Williams*

Address *303 Valley Dr*

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

Thank you,
City of Rockwall

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Case No. 82-9

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

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

1. ~~It is a proven fact that a project of this kind will not~~
2. ~~produce the tax revenue~~ needed to support the city
3. services required to maintain itself.

Signature [Handwritten Signature]

Address 401 CARRIAGE TR

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

Thank you,
City of Rockwall

PETITION CONCERNING PROPOSED CHANGE IN ZONING FROM
SINGLE-FAMILY RESIDENCE (R-1) TO MULTI-FAMILY (MF)
IN THE NORTH SHORE ADDITION TO CITY OF ROCKWALL
AND EXTENSION OF LAKE SHORE BLVD.

To the Mayor, City Councilmen and members of the Planning and Zoning staff of the City of Rockwall:

All of the undersigned live within The Shores addition to the City of Rockwall by their respective signatures express their opposition and disapproval of any consideration to change the planned development density requirements or the zoning within the planned development for all or any portion of the One Hundred Seventy (170) acres under consideration in the North Shore addition.

The undersigned believe that the change in zoning will severely and adversely impact and affect municipal services, the Rockwall Independent School District, the Rockwall Volunteer Fire Department, the traffic patterns and volume within our city and county, and the quality of life generally for all citizens.

The undersigned are also opposed to the request to extend Lake Shore Blvd. or any other street between Northshore addition and The Shores addition at this time be denied. The connection of that road would increase the volume of traffic within these two neighborhoods from persons living without the city, and in some instances, without the county, and would pose a hazard to children living along or near that area. Additionally, in light of the available manpower within the police department, the extension will open both neighborhoods to people not having a reason to be in either neighborhood. Security and safety of many citizens of the City of Rockwall is involved.

The undersigned urge the Mayor, the City Council and members of the Planning and Zoning Commission to deny the request to change the zoning in respect of the 170-acre tract in the Northshore subdivision and to deny the request to extend Lake Shore Blvd. or any other road connecting the North Shore addition and The Shores addition at this time.

The Board of Directors of The Shores Homeowners Association has also voted unanimously to oppose both the zoning request and the road extension request, and will urge all members of their association and all other neighbors within The Shores addition to oppose these matters, to voice their opinions to all parties having a vote on these two items, and to appear at all Planning and Zoning Commission hearings and all City Council hearings where these matters will be considered.

<u>Name</u>	<u>Address</u>
<u>M. L. de Bruin</u>	<u>1309 Meandering Way</u>
<u>Ken de Bruin</u>	<u>"</u>
<u>Bernice Zureig</u>	<u>1317 Meandering Way</u>
<u>Paul Zureig</u>	<u>1317 Meandering Way</u>
<u>Francis Zureig</u>	<u>1317 Meandering Way</u>
<u>Michael Schorrich</u>	<u>1415 Meandering Way</u>
<u>James B. Bayliss</u>	<u>1845 Hiddley Hills</u>
<u>Harry W. Coates</u>	<u>1225 Ridge Rd. W.</u>
<u>Sandra V Coates</u>	<u>1225 Ridge Rd. W.</u>

Sawsona Millau

1540 Champion Ave 2274

PETITION CONCERNING PROPOSED CHANGE IN ZONING FROM
SINGLE-FAMILY RESIDENCE (R-1) TO MULTI-FAMILY (MF)
IN THE NORTH SHORE ADDITION TO CITY OF ROCKWALL
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<u>Name</u>	<u>Address</u>
<u>R.L. Cunningham</u>	<u>1190 Ridge Rd West, Rockwall, Tex</u>
<u>Michael T. Davis</u>	<u>1305 Ridge Road West Rockwall, Tex</u>
<u>Blenda Shell</u>	<u>1165 Ridge Rd West</u>
<u>Paul Stangor</u>	<u>1140 Ridge Rd. West.</u>
<u>Paul W. Hooper</u>	<u>1115 Ridge Road. W.</u>
<u>Eugene Sabuola</u>	<u>1105 Ridge Road West</u>
<u>James E. Loar Jr</u>	<u>1150 Ridge Rd West</u>
<u>Quinton Thayer</u>	<u>1205 Ridge Rd. West</u>

PETITION CONCERNING PROPOSED CHANGE IN ZONING FROM
SINGLE-FAMILY RESIDENCE (R-1) TO MULTI-FAMILY (MF)
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<u>Name</u>	<u>Address</u>
<u>Theresa B. Carlow</u>	<u>1845 Hidden Hills</u>
<u>Wyn Kelly P</u>	<u>1820 Hidden Hills</u>
<u>David Dwyer</u>	<u>1940 Hidden Valley</u>
<u>Littie Ringer</u>	<u>1940 Hidden Valley</u>
<u>Betty Linglefield</u>	<u>1970 Hidden Valley</u>
<u>Jerry B. Tuttle</u>	<u>1970 Hidden Valley</u>
_____	_____
_____	_____

PETITION CONCERNING PROPOSED CHANGE IN ZONING FROM
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<u>Name</u>	<u>Address</u>
<u>Spencer Hisington</u>	<u>1985 Hidden Valley</u>
<u>Pat Nickles</u>	<u>1965 Hidden Valley</u>
<u>W. Nickles</u>	<u>1965 Hidden Valley</u>
<u>John R. Gray</u>	<u>1955 Hidden Valley</u>
<u>Charles Lamb</u>	<u>1955 Hidden Valley</u>
<u>Chester N. Hall</u>	<u>1925 Hidden Valley</u>
<u>Bob O. Hall</u>	<u>" " "</u>
<u>Jimmie G. Gledhill</u>	<u>1950 Hidden Valley</u>
<u>Edward Palmer</u>	<u>1975 Hidden Valley</u>

PETITION CONCERNING PROPOSED CHANGE IN ZONING FROM
SINGLE-FAMILY RESIDENCE (R-1) TO MULTI-FAMILY (MF)
IN THE NORTH SHORE ADDITION TO CITY OF ROCKWALL
AND EXTENSION OF LAKE SHORE BLVD.

To the Mayor, City Councilmen and members of the Planning and Zoning staff of the City of Rockwall:

All of the undersigned live within The Shores addition to the City of Rockwall by their respective signatures express their opposition and disapproval of any consideration to change the planned development density requirements or the zoning within the planned development for all or any portion of the One Hundred Seventy (170) acres under consideration in the North Shore addition.

The undersigned believe that the change in zoning will severely and adversely impact and affect municipal services, the Rockwall Independent School District, the Rockwall Volunteer Fire Department, the traffic patterns and volume within our city and county, and the quality of life generally for all citizens.

The undersigned are also opposed to the request to extend Lake Shore Blvd. or any other street between Northshore addition and The Shores addition at this time be denied. The connection of that road would increase the volume of traffic within these two neighborhoods from persons living without the city, and in some instances, without the county, and would pose a hazard to children living along or near that area. Additionally, in light of the available manpower within the police department, the extension will open both neighborhoods to people not having a reason to be in either neighborhood. Security and safety of many citizens of the City of Rockwall is involved.

The undersigned urge the Mayor, the City Council and members of the Planning and Zoning Commission to deny the request to change the zoning in respect of the 170-acre tract in the Northshore subdivision and to deny the request to extend Lake Shore Blvd. or any other road connecting the North Shore addition and The Shores addition at this time.

The Board of Directors of The Shores Homeowners Association has also voted unanimously to oppose both the zoning request and the road extension request, and will urge all members of their association and all other neighbors within The Shores addition to oppose these matters, to voice their opinions to all parties having a vote on these two items, and to appear at all Planning and Zoning Commission hearings and all City Council hearings where these matters will be considered.

<u>Name</u>	<u>Address</u>
<u><i>D. Battaglia</i></u>	<u><i>1990 Wind Hill Rd Rockwall</i></u>
<u><i>Daniel Battaglia</i></u>	<u><i>1990 Wind Hill Rd Rockwall</i></u>
<u><i>Paul A. Murawski</i></u>	<u><i>1940 Ridge Crest Pl.</i></u>
<u><i>John M. Murawski</i></u>	<u><i>1940 Ridge Crest Pl.</i></u>
<u><i>Jewely Rule</i></u>	<u><i>1930 Ridge Crest Pl.</i></u>
<u><i>Jacqueline J. Mosberg</i></u>	<u><i>1950 Ridge Crest Pl.</i></u>
<u><i>Sheri Simpson</i></u>	<u><i>1970 Ridge Crest Pl.</i></u>
<u><i>Dyllis Walker</i></u>	<u><i>1980 Ridge Crest Pl.</i></u>
<u><i>Raymond B. Walker</i></u>	<u><i>1980 Ridge Crest Pl.</i></u>

James G. Simmons
Gloria Simmons
John J. Dawson
Ronald Mann
Barbara Pannic
John Manning

1960 Ridge Crest Pl.
1960 Ridge Crest Pl
1010 Ridge Rd. Ct.
1015 Ridge Rd. West
1015 Ridge Rd. West.
1950 Ridge Crest Pl

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<u>Name</u>	<u>Address</u>
<u>Carl E. Long</u>	<u>1210 Ridge Road West</u>
<u>Shirley F. Long</u>	<u>1210 Ridge Rd West</u>
<u>Oliver D. Long</u>	<u>1200 Ridge Road West</u>
<u>Mary Ann Long</u>	<u>1300 Ridge Road West</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ACTION RECORD

CASE NAME: Northshore Rezoning

CASE NO.: 82-9

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

Zoning

_____ ✓ 10/14/82 _____

Changes: Denied by PT2, was not appealed to Council

Home Savings of
America

Wilshire Center

3737 Wilshire Blvd.
Los Angeles, Calif. 90010

Attn. Charles
Cereitanga

Grady Park

Bill Royland

Rockwell

Mailed
8/31/82

Northshore - Registry

~~18 units x 56.2 ac~~

= 1,011

15 units x 66.8 = 1002

2013 units

x 25

5,034 pop.

Land Use Plan

1091 units

922 units & over

land use plan.