

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 82-8 Filing Fee _____ Date August 18, 1982

Applicant JL Peoples Estate, Billy Peoples Administrator

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.)

Refer to Land survey by Brown Surveyors (attached).

I hereby request that the above described property be changed from its pre zoning which is ~~Planned Development~~ (PD) District

Classification to a "PD revised w/ site plan" District
Multifamily (MF-1) District

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

1. Now zoned "PD" and zonings must be MF-1 for intended use.
- 2.
- 3.

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

STATUS OF APPLICANT: Owner x 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.

Billy Peoples
APPLICANT

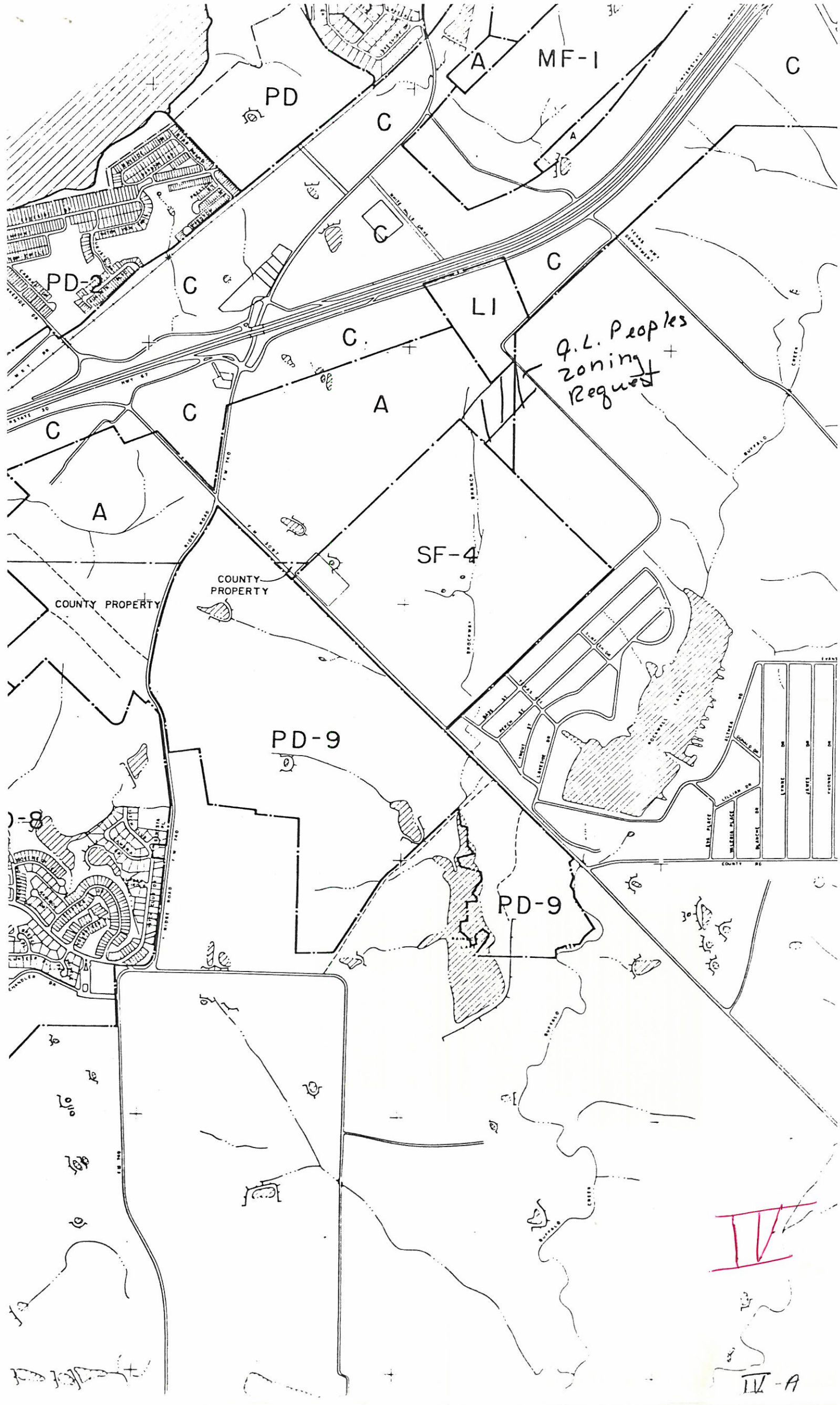
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each 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 be 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

Brown Bob J. Brown
Surveyor or Attorney for Applicant
(Mark out zone.)

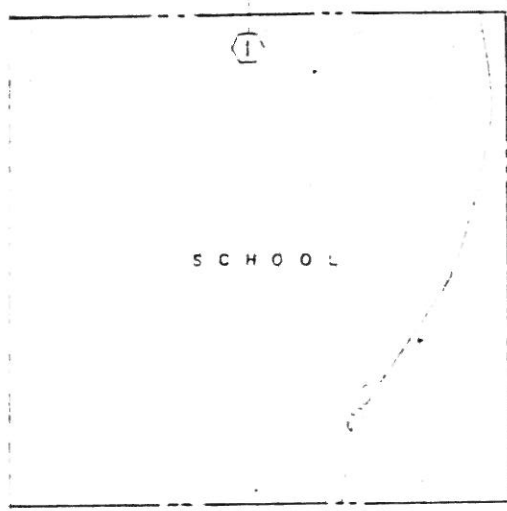


Q.L. Peoples
zoning
Request

IV

IV-A

11-20-66
11-20-66



SCHOOL

J. L. PEOPLES

PROJECT SITE

INTERSTATE 30

1

540

60 R.O.W.
40' ROADWAY

540

539

538

527

526

525

522

531

532

530

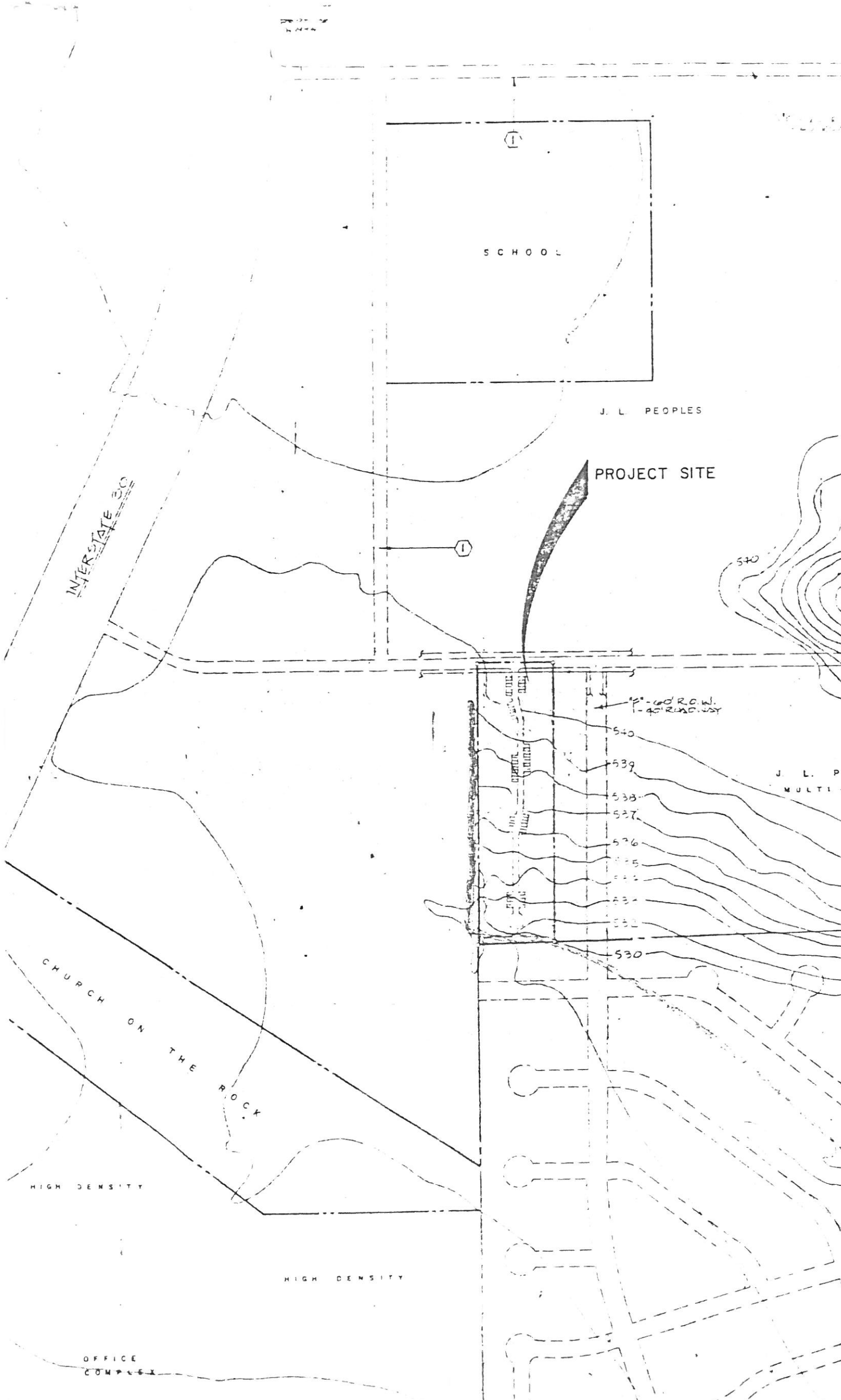
J. L. P
MULTI-

CHURCH ON THE ROCK

HIGH DENSITY

HIGH DENSITY

OFFICE
COMPLEX



BEING a tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and further being part of the Third and Fourth Tracts of Tract Two of a warranty deed, recorded in Volume 111, Page 563, Deed Records, Rockwall County, Texas and being more particularly described as follows;

BEGINNING at the West corner of Tract Four, of Tract Two as recorded in Volume 111, Page 563, Deed Records, Rockwall County, Texas, a point for corner;

THENCE, N. 45 deg. 00 min. E., a distance of 883.34 feet to a point for corner;

THENCE, S. 45 deg. 00 min. E., a distance of 246.56 feet to a point for corner;

THENCE, S. 45 deg. 00 min. W., a distance of 883.34 feet to a point for corner;

THENCE, N. 45 deg. 00 min. W., a distance of 246.56 feet to the PLACE OF BEGINNING and containing 5.00 acres of land.

Public Notice

The City Council of the City of Rockwall, Texas, will hold a public hearing at 7:30 p.m., October 4, 1982, at the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider a request for site plan approval for 36 multi-family public housing units under Planned Development 17, containing 5.52 acres and located along a County Road south of Interstate 30 (see attached map). The property is further described as follows:

Being, a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County,

Texas, and further being part of the Third and Fourth Tracts of Tract Two, of a Warranty Deed, Recorded in Volume 111, page 563, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning, at the West corner of Tract Four of Tract Two as recorded in Volume 111, page 563, Deed Records, Rockwall County, Texas, a $\frac{1}{2}$ " iron stake found for corner;

Thence, N. 45 degrees 00' E., a distance of 906.93 feet to a point in the centerline of a Public Road, a $\frac{1}{2}$ " iron stake

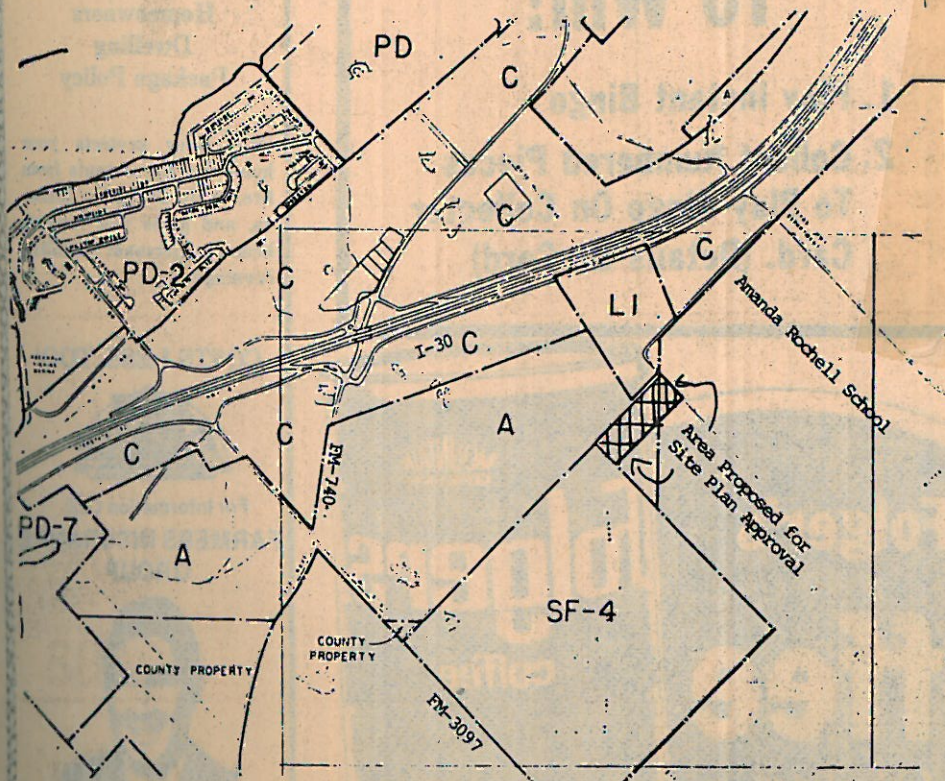
set for corner;

Thence, S. 45 degrees 00' E., along the centerline of a Public Road, a distance of 265.16 feet to a $\frac{1}{2}$ " iron stake set for corner;

Thence, S. 45 degrees 00' W., leaving the said centerline of a Public Road, a distance of 906.93 feet to a $\frac{1}{2}$ " iron stake set for corner;

Thence, N. 45 degrees 00' W., a distance of 265.16 feet to the PLACE OF BEGINNING, and containing 5.52 acres of land.

(1tc-R)



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
Billy Peoples for a change of zoning from
"PD" Planned Development District Classification,
to "PD" Planned Development District Classification,
on the following described property: for the development of multi-
family public housing units

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. 82-10.



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. 82-10

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

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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. 82-10

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

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

1.

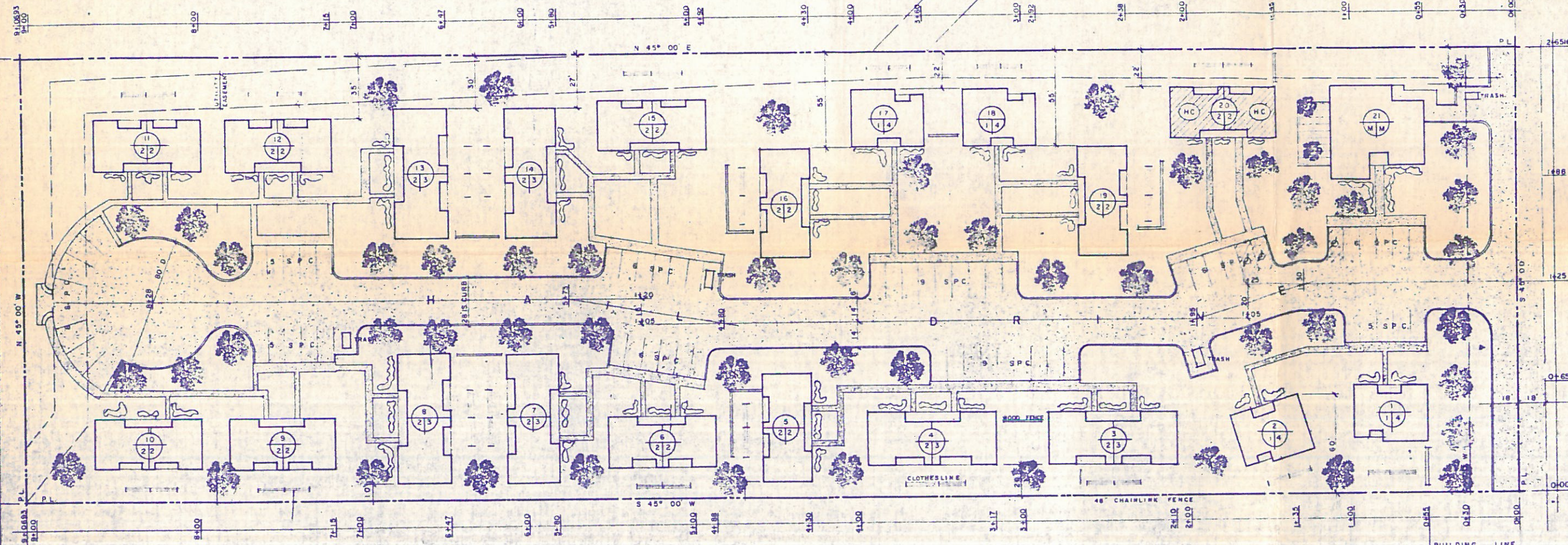
2.

3.

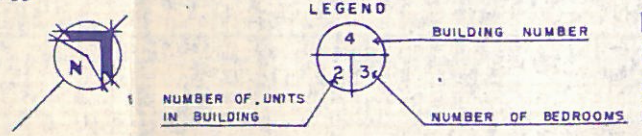
Signature Julian W. Jones, Trustee
Address 6617 Northaven Rd Dallas

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

Thank you,
City of Rockwall



SITE IMPROVEMENT PLAN
SCALE: 1" = 30'



PROJECT DESCRIPTION SCHEDULE									
BLDG. NO.	GENERAL			BED RM. COUNT	TOTAL UNITS	OCCUPY UNIT	TOTAL OCCUP.	BLDG. TYPE	ELEV. TYPE
	2 BR	3 BR	4 BR						
1	0	0	1	4	1	8	8	A	A1
2	0	0	1	4	1	8	8	A	A2
3	0	2	0	6	2	12	24	B	B1
4	0	2	0	6	2	12	24	B	B2
5	2	0	0	4	2	8	16	C	C1
6	2	0	0	4	2	8	16	C	C2
7	0	2	0	6	2	12	24	B	B1
8	0	2	0	6	2	12	24	B	B2
9	2	0	0	4	2	8	16	C	C3
10	2	0	0	4	2	8	16	C	C2
11	2	0	0	4	2	8	16	C	C4
12	2	0	0	4	2	8	16	C	C2
13	0	2	0	6	2	12	24	B	B1
14	0	2	0	6	2	12	24	B	B2
15	2	0	0	4	2	8	16	C	C4
16	2	0	0	4	2	8	16	C	C1
17	0	0	1	4	1	4	8	A	A1
18	0	0	1	4	1	4	8	A	A2
19	2	0	0	4	2	8	16	C	C2
20	2	0	0	4	2	8	16	C	C2
21	MANAGEMENT - MAINTENANCE							COMM. BLDG	
TTL	20	12	4	92	36	176	320		

PEOPLES ADDITION - PART I
DAMBOLD & ASSOCIATES
 ARCHITECTS - ENGINEERS
 1608 West Gore Blvd P. O. Box 248
 Lawton, Oklahoma

MICHAEL O. MALONEY ARCHITECT
 1803 MIDWESTERN PKWY
 WICHTA FALLS, TEXAS
 76302
 817 767 0003

JOB NO. _____ DATE _____

DESCRIPTION
 Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and further being part of the Third and Fourth Tracts of Tract Two, of a Warranty Deed, Recorded in Volume 111, page 563, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 Beginning, at the West corner of Tract Four of Tract Two as recorded in Volume 111, page 563, Deed Records, Rockwall County, Texas, a 4" iron stake found for corner;
 Thence, N. 45° 00' E., a distance of 906.93 feet to a point in the centerline of a Public Road, a 4" iron stake set for corner;
 Thence, S. 45° 00' E., along the centerline of a Public Road, a distance of 265.16 feet to a 4" iron stake set for corner;
 Thence, S. 45° 00' W., leaving the said centerline of a Public Road, a distance of 906.93 feet to a 4" iron stake set for corner;
 Thence, N. 45° 00' W., a distance of 265.16 feet to the PLACE OF BEGINNING, and containing 3.52 acres of land. This description is based on the Survey Plat made by Bob O. Brown, Registered Public Surveyor, on September 13, 1981.

CERTIFICATION
 I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use wherein J.L. Peoples Estate grantor, conveyed the subject property to Sunlow Construction Co., Inc., grantee and the undersigned surveyor is not responsible to any others.

Bob O. Brown
 Bob O. Brown, Registered Public Surveyor # 1744

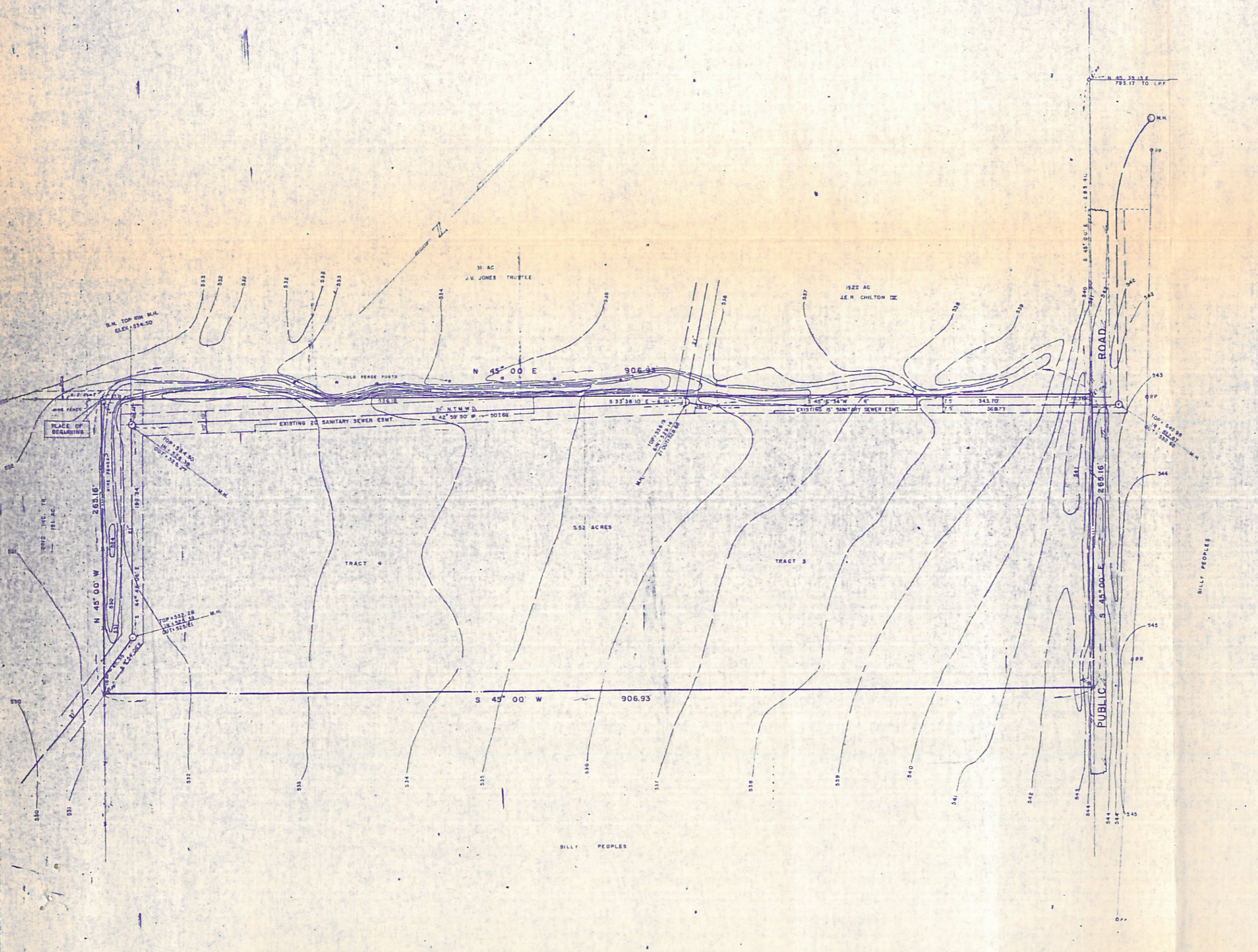


NO.	DATE	REVISION	BY

NO.	DATE	REVISION	BY
1	11-9-81	REVISED ACRES	M.B.

NO.	DATE	REVISION	BY
1			

BROWN LAND SURVEYORS
 304 W. Rusk P. O. Box 65
 ROCKWALL, TEXAS 75087
 (214) 722-3036 228-7522



31 AC
 J.V. JONES TRUSTEE

1922 AC
 A.E. CHILTON III

0.52 ACRES

TRACT 4

TRACT 3

BILLY PEOPLES

BILLY PEOPLES

ACTION RECORD

CASE NAME: Rockwall Housing Authority

CASE NO.: 82-10

	Planning and Zoning Commission		City Council		Date
	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	
Preliminary Plat	_____	_____	_____	_____	_____
Final Plat	_____	_____	_____	_____	_____
Zoning	✓ _____	_____	9/9/82 ✓ _____	_____	10/4/82 _____

Changes: P+Z + Council - this portion of "PD"-17 was approved for multifamily use and the proposed site plan was approved - Council subject to obtaining all required easements and the developer putting in and paying for all outside lines, if needed.

MINUTES OF THE ROCKWALL CITY COUNCIL

October 4, 1982

Members present were Mayor Leon Tuttle, Councilmen Bob Lackland, Ken Dickson, Richard Slaughter, Art Kuhlman and Bob Sparks. The meeting was called to order at 7:30 P.M. The Council first considered approval of the minutes of September 7, 20, 21, 24, and 27, 1982. There being no additions or deletions, Councilman Dickson moved approval, Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then heard a presentation sponsored by the Cultural Activities Council concerning the development of a cultural activities within Rockwall. Bob Lackland, acting under the Cultural Activities Council, introduced Electra Malone who in turn introduced Peter Fox with the State Arts Council, Marvin Hirsch, with the Garland Arts Council, and Patty Granville, manager of the Garland Center for the Performing Arts, who each made a brief presentation to the Council and audience.

The Council then considered approval of the Consent Agenda. Mayor Tuttle said that he wanted to pull Item D from the Consent Agenda for separate consideration and asked if any other items needed to be pulled. Councilman Sparks requested that Item C be pulled for separate consideration. There being no additional deletions, Councilman Kuhlman moved approval of the Consent Agenda as follows:

- A. Approval of an Ordinance Requiring a Franchise Agreement from the City for the Operation of any Business on the Premises of the City of Rockwall Municipal Airport
- B. Approval of an Ordinance Amending Ordinance 81-16 Authorizing the Airport Board to Enter Into Lease Agreements with Airport Concessionaires
- E. Approving a Resolution Authorizing Agreement for the Installation, Operation and Maintenance of Traffic Signals at the Intersection of FM-740 and SH-205
- F. Authorizing the Acquisition of an Animal Control Truck
- G. Changing the Employees' Holiday from Veterans' Day to a Floating Holiday Designated by the City Council to be set this Year on November 26, 1982
- H. Approval of a Resolution Appointing Doris Willess as Acting Tax Assessor for the City of Rockwall

Councilman Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then considered Item C, Approval of a Resolution Making a Determination as to the Location of Private Clubs as an Accessory Use to a Restaurant in a Commercial and Central Area

District Classification. Councilman Sparks stated that he wished to table this item for further study and information. After a brief discussion, Councilman Sparks made the motion to table this item. Councilman Slaughter seconded the motion, the same was voted on and carried, with Councilmen Kuhlman, Lackland, Sparks and Slaughter voting for and Councilman Dickson abstaining.

The Council then considered Item D, Consider Authorizing the Volunteer Fire Department to Make Improvements and Repairs to the Ladder Truck with Funds from the Fire Equipment Fund. Mayor Tuttle explained that the Fire Department wished to utilize \$6,725 from the Fire Equipment Fund to paint, make repairs and acquire some additional equipment for the new ladder truck. Councilman Lackland made a motion to approve the expenditure of \$6,725, Councilman Slaughter seconded the motion, the same was voted on and carried unanimously.

The Council then held a public hearing to consider a request for approval of a site plan for the development of multi-family public housing units for Planned Development No. 17. Architects for the Public Housing Authority were present to explain the request for site plan approval under "PD-17" for multi-family housing. It was explained that they had included a change requested by the Planning and Zoning Commission to provide a stub-out in the rear of the development for future access to a collector to be constructed at a later date. After considerable discussion concerning earlier problems with this site, Councilman Sparks moved approval of the site plan for multifamily uses subject to the acquisition of adequate sewer easements for development of the property. Councilman Kuhlman seconded the motion. Councilman Lackland then had a question concerning off-site improvements to the County Road leading to and away from the project. He questioned whether or not the City would be setting precedent by allowing this developer to construct a project which had access on an inadequate and substandard road. Several of the Councilmen did not feel that this would be setting a precedent because the road is an existing City street and not unimproved right-of-way. Councilman Kuhlman also pointed out that oversizing of water and sewer mains would be handled on a pro rata payback to the developer rather than being paid for by the City. He made a motion to amend Councilman Sparks' motion that any oversizing would be completed by the developer who would be reimbursed through a pro rata agreement. Councilman Sparks seconded the motion to amend the motion. The motion carried, with Councilmen Sparks, Kuhlman, Slaughter and Lackland voting for, and Councilman Dickson voting against. The Mayor then called for a vote on the motion to approve the site plan for multifamily development, subject to the acquisition of adequate easements and that the oversizing of any mains would be completed by the developer. The motion carried, with Councilmen Slaughter, Sparks, Lackland, and Kuhlman voting for and Councilman Dickson voting against.

The Council then considered approval of a final plat on Pebblebrook Apartments, Phase 2, a one lot subdivision located

on Yellowjacket Lane. Harold Evans presented the plat to the Council, explaining it had gone before the Planning and Zoning Commission and had been approved. Mrs. Couch explained that approval should be subject to the inclusion of a 20 ft. easement along the north side of Yellowjacket and subject to final engineering approval. Councilman Kuhlman moved approval of the plat subject to final engineering and the inclusion of the easement, Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then considered a site plan and approval of a final plat on the Rockwall Business Park East, a three lot subdivision located adjacent to I-30. Harold Evans submitted the site plan and plat to the Council for their review. There were several questions concerning the site plan. Several of the Councilmen stated that they wanted more information on the site plan. After a brief discussion, Councilman Kuhlman made a motion to approve the final plat subject to final engineering and to table approval on the site plan to a later date. Councilman Sparks seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a preliminary site plan for a proposed development located adjacent to I-30. Kirby Albright was present to present his preliminary site plan for the Council's review. After a brief discussion, Councilman Kuhlman moved approval of the preliminary site plan, Councilman Dickson seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of an ordinance authorizing the issuance of \$530,000 Combination Tax and Airport Revenue Certificates of Obligation, Series 1982. There was some discussion as to whether or not the amount was \$515,000 or \$530,000. After a brief discussion, Councilman Sparks made a motion to approve the ordinance subject to correcting the amount if necessary up to \$530,000. Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously.

The Council then considered approval of a lease agreement for Rockwall Municipal Airport. Councilman Kuhlman moved approval of the lease agreement, Councilman Lackland seconded the motion, the same was voted on and carried unanimously.


The Council then considered authorizing the preparation of documents for a proposed bond election. Mrs. Couch pointed out that the City Council needed to decide how many propositions would be on the ballot and generally what the ballot would be for. She explained that Bond Counsel could proceed with the preparation of the documents, leaving the amounts to be authorized to be filled in at a later date. After a brief discussion, Councilman Slaughter made a motion that two propositions be included on the ballot, one for the construction and/or acquisition of a City Hall, the second one being the construction of a Fire Hall. Councilman Sparks seconded the motion, the same was voted on and carried unanimously.

Chief Beaty then gave the Police Report, bringing the City Council up to date on current Police activities.

There was a brief report from Mrs. Couch concerning meeting dates for the month of October. The Council was in agreement to moving the Work Session from October 18th to October 25th.

There being no further business to come before the Council, the meeting was adjourned at 10:00 o'clock P.M.

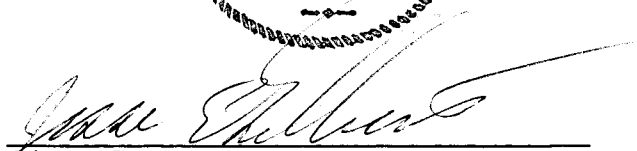
APPROVED:



Mayor



ATTEST:



City Secretary