

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 1983-04-SP Filing Fee 50.00 Date 1-24-83

Applicant Francis L. Miranda

Mailing Address 10405 E. Northwest Highway #102 Phone No. 348-3122
Dallas, Texas 75238

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.)

West 3 Feet of Lot D-11 East 15 Feet of Lot D-12 Lakeside Village, Phase I,
Rockwell County, Texas

I hereby request that the above described property be changed from its present zoning which is " PD-2 " Planned Development District Classification to a " _____ " _____ District

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

1. To spot zone Lot D-12 & W 3 ft. of D-11, of the Lakeside Village #1.
2. Subdivision to revise the original approved site plan
3. To allow a business to be operated within a residential area.

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.

Francis L. Miranda
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.

Surveyor or Attorney for Applicant
(Mark out one.)

CITY OF ROCKWALL
OFFICIAL RECEIPT
PUBLIC WORKS DEPARTMENT

DATE 1-27-83

NAME Dr. Francis Miranda

ADDRESS 3602 Lakeside Dr.
Rockwall, Tx 75087

Cash Check Other

BUILDING PERMIT		
PLUMBING PERMIT		
MECHANICAL PERMIT		
ELECTRICAL PERMIT		
WATER TAP		
WATER AVAILABILITY		
SEWER TAP		
SEWER AVAILABILITY		
<u>Zoning request</u>		<u>50.00</u>

Received By

FORM I-1
4628

November 22, 1982

Mr. Francis Miranda
3724 Mediterranean
Rockwall, Texas 75087

Dear Mr. Miranda:

It has been brought to our attention that you are operating a business from within a Residential Zoned area called Pogo Limited at 3724 Mediterranean Dr.

In order to operate a home occupation business you have to fall within the guidelines set out by the Rockwall Zoning Ordinance 72-2, Section 8-201-16 which states the following:

"A home occupation is an occupation customarily carried on in the home by a member of the occupant's family, without the employment of additional persons, without the use of a sign to advertise the occupation, without offering any commodity or service for sale on the premises, without the use of equipment other than that customarily found in a household and which does not create obnoxious noise or other obnoxious conditions to abutting residential property such as odor, increased traffic, light or smoke."

At the present time we have had several complaints about your operation and they have asked to City to investigate to determine if it is a legal operation according to all ordinances of the City.

I would appreciate meeting with you to discuss the operation and to determine if the operation is illegal.

Your cooperation in this matter will be appreciated.

Thank You,

Larry King
Building Official

LK:be

1 December 1982

Mr. Larry King
Building Official
102 East Washington
Rockwall, Texas 75087

Dear Mr. King:

Your letter of November 22, 1982 was quite upsetting to me. I have been having professional groups come to the 3724 Mediterranean residence for over 2 years and there have been no prior complaints.

The actual title of the organization is POGO Seminar, Inc. It is an organization for professional education. We hold monthly meetings at the townhouse for approximately 10 people on a given weekend.

The members arrive Thursday evening after 6:00 p.m. and leave on Saturday afternoon approximately 3:00 p.m.

We leave the premises for meals in Rockwall and otherwise we are in sessions the whole time. There are no parties involved, no meals, no visitors. These are dentists who are children's specialists and are professional in their manner. They travel from around the United States to come to these meetings and are not there for relaxation and rest.

They will gladly send you letters to verify this if you need them to do so. I can also send you a membership list if you so desire.

I have also requested that they park in specified spaces across the driveway so that they will not bother anyone. The most cars we have had at any one time was six and that did not fill the parking lot.

The neighbor's boat has filled the lot several times for whole weekends without being moved. Another neighbor's dog barks constantly whenever anyone walks outside of the 3724 Mediterranean townhouse, however, I have not seen fit to complain about these things as I regard them as minor.

The townhouse is also used as an office for my teaching and lecturing that I do at Baylor College of Dentistry. I have my books, papers, records, teaching materials that I use and need. So I am in and out of the townhouse every day or night working on lectures and teaching materials.

I hope this explanation of the activities going on at the 3724 Mediterranean address will give you an insight to the reason I was upset over the letter and probably sounded that way over the phone during our conversation.

The POGO Seminar "business" is a professional educational organization. There is nothing sold, no employment of people, no signs, no sale of things on the premises. The equipment we use is composed of slide projectors, black boards, video tapes, lecturing.

The increased traffic amounts to 6 to 10 people on Thursday and Friday evenings that spend their time listening to lectures and discussing the presentations. Otherwise the time is spent on exercises that the group performs.

There is no unusual noise outside of the times we leave and enter the front entrance.

The attorney who established the papers for POGO Seminar, Inc. and who prepares the annual reports has been advised to answer any questions you may have. His name, address, and phone are:

Mr. Robert Dennard
Glen Lakes Tower
Suite 903
9400 North Central Expressway
Dallas, Texas 75231

214 / 692-1646

Sincerely,



Dr. Francis Miranda

Mr. Robert Dennard
Green Lakes Tower, Suite 903
9400 North Central Expressway
Dallas, Texas 75231

December 3, 1982

Dear Mr. Dennard:

On November 22, 1982 Dr. Francis Miranda was informed that the City of Rockwall had a complaint, that a business was being conducted at 3724 Mediterranean in which was felt violated the local zoning ordinance.

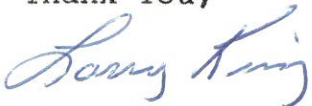
Dr. Miranda called and attempted to explain the operation in which he conducts at the above address. In receiving his letter of December 1, 1982 he thoroughly explained the business, and from that description I conclude he is operating a business that is in conflict with Ordinance 72-2 that restricts operating a business in a residential zoned area.

I understand that dental seminars' are conducted on a regular bases, but you must understand that Mr. Miranda does not use the above address as his main residential dwelling, but as a office for his teaching and lecturing preparation as well as a business called Pogo Seminar, Inc. Dr. Miranda is currently violating Ordinance 72-2, Section 8-201-16 which is concerned with home occupation.

Upon receipt of this letter the operation called Pogo Seminar, Inc. is to be ceased because of the above listed violations. If Dr. Miranda wishes to continue the business it will need to be relocated to the proper zoning district. The proper district for his type of operation would need to be in General Retail or Commercial district not a Residential neighborhood.

Your cooperation in complying with these ordinances will be appreciated.

Thank You,



Larry King
Building Official

LK:be

February 3, 1983

Planning and Zoning Commission
Rockwall, Texas

Re: Case 83-4

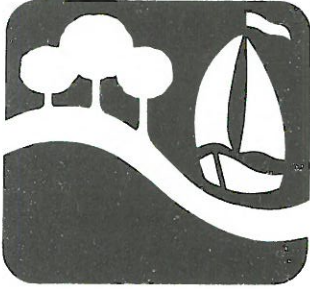
Gentlemen:

We will be unable to attend the hearing due to prior commitment but we are strongly opposed to Dr. Miranda's proposal of conducting business in Lakeside Village.

1. The residents of Lakeside Village pay for a security service and 24 hour guard service at the entrance to the community. We are willing to pay for the privacy and protection this service affords. We feel allowing business to enter this residential community will greatly increase traffic to the extent it will defeat the purpose of having the guard service.
2. The increased traffic will also consist of individuals not caring about our community who may drive carelessly; litter; and otherwise disturb the serenity of our homes.
3. There is not enough parking space in this area as it is because there are so many townhomes on this end of the street.
4. Visitors to this business conceivably could use our swimming pool, tennis courts and other amenities that we, the homeowners, pay for each month. To patrol this would no doubt increase our monthly dues.
5. When we purchased our home in Lakeside Village, we did so because of its controlled environment and we want it to stay that way.

Thank you,

Quincy and Beverly Smith



CITY OF ROCKWALL

"THE NEW HORIZON"

MEMO

TO: Julie
FROM: Larry King
SUBJECT: Francis Miranda Zoning Case
DATE: 2-10-83

Dr. Francis Miranda would like to request that lot 12, Blk D with 3 ft. of lot 11, Blk D be allowed to operate a business called Pogo Seminar, Inc.

The lot is situated in Lakeside Village at 3724 Mediterreanean Dr. By the original site plan for Lakeside Village PD ordinance, that area was strickly for the development of Single Family Townhouses.

Item #1

On November 5, 1982 I received a complaint from Mrs. Regina Zolum in Lakeside Village. She was concerned about Dr. Miranda's business that was being conducted at the above address.

Item #2

On November 22, 1982 Dr. Miranda received my letter that explained the "Home Occupation" section within the Zoning Ordinance.

Item #3

Dr. Miranda answered my complaint with the letter of _____ in which he stated that a business was carried on at 3724 Mediterreanean and that he felt he was not violating the local ordinance. He requested that any further response to this matter be taken up with his lawyer Robert Denard.

Item #4

On December 3, 1982 I wrote Mr. Denard about the violation of his client.

Item #5

On January 4, 1983 myself and Dr. Miranda and Mr. Denard had a meeting to discuss his situation.

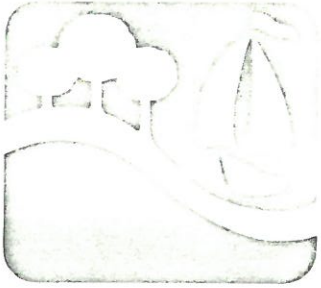
I explained what Dr. Miranda was violating and the reasons why. I explained his two options: The first was to either cease the operation. Pogo Seminar, or ask for a change in the original ordinance and site plan. Mr. Denard agrees to try for the zone change.

Item #5

On January 4, 1983 I sent a letter with a zoning application enclosed. The returned application is enclosed within the file.

Item #6

I did agree that Dr. Miranda could continue to operate the business because of pre-scheduled meeting he already had. This was to continue only until the P & Z and Council had a ruling.



CITY OF ROCKWALL
"THE NEW HORIZON"

January 4, 1983

Mr. Robert Dennard
Glen Lakes Tower
Suite 903
9400 North Central Expressway
Dallas, Texas 75251

Dear Mr. Dennard:

Enclosed in the zoning application which was discussed at our previous meeting of December 30, 1982.

As we discussed and as the application states, if Dr. Miranda wishes to operate the current business Pogo Seminar, Inc. at 3724 Mediterranean, he must request a spot zone change to revise the original approved site plan for Lakeside Village. This request would be to allow a business to be operated within a residential area.

After you have completed the enclosed request and submitted a \$50.00 zoning fee change, return as soon as possible so he can be placed on the Planning and Zoning Agenda. As discussed this must be done immediately if the current operation may continue.

Your cooperation at the December 30th meeting was appreciated and I look forward in attempting to solve Dr. Miranda's problem, so as to satisfy all concerned.

Thank You,

A handwritten signature in cursive script that reads "Larry King".

Larry King
Building Official

LK:be
Enclosure

5 January 1983

Mr. Larry King
City of Rockwall
102 E. Washington
Rockwall, Texas 75087

Dear Mr. King:

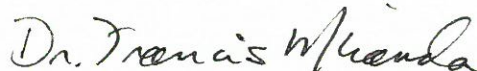
I want to thank you for a very pleasant and purposeful meeting. I was very concerned that the problem that we are facing was going to be difficult and stressful, but after your organization and presentation of the options I feel extremely confident and thankful.

We feel that you have given us a very reasonable approach to the best solution for all involved. We are interested in maintaining our activities in Rockwall - we believe that these programs are also good for Rockwall.

We are looking forward to following the approach you outlined, and I want you to know that we sincerely appreciate your help.

Looking forward to working with you to a common solution.

Sincerely yours,



Dr. Francis Miranda

FLM/kmr

Francis L. Miranda, Jr., D.D.S., M.S.

Orthodontist Pedodontist

10405 E. Northwest Hwy., Dallas, Texas 752

5 January 1983

Dr. Art Kuhlman
709 G.W. Rusk
Rockwall, Texas 75087

Dear Dr. Kuhlman:

I want to thank you for your advice. Our meeting with Mr. King was extremely helpful and productive.

He had prepared the statutes and regulations and explained them to us clearly. He outlined a plan for us to accomplish our goals within the confines of these regulations. Again, I would like to thank you for your advice that he would be a very helpful person in solving our problems.

Looking forward to meeting you soon.

Sincerely yours,

Dr. Francis Miranda

Francis Miranda

January 21, 1983

Mr. Robert Dennard
Glen Lakes Tower
Suite 903
9400 North Central Expressway
Dallas, Texas 75251

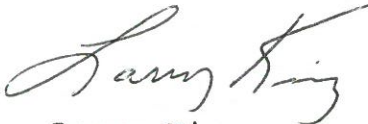
Dear Mr. Dennard:

This letter is to follow up on the proposed zone change that Dr. Francis Miranda wishes to pursue.

In order for your client to be put on the Planning and Zoning agenda, we will need the application and a letter that discuss the request, and accompanied with the \$50.00 dollar request fee. This information must be received no later than January 26, 1983.

If no attempt is made by that time, a citation to cease operation will be issued. Your cooperation will be appreciated.

Thank You,



Larry King
Building Official

LK/tb

ROBERT E. DENNARD

COUNSELOR AT LAW
SUITE 903 • LOCK BOX 144
9400 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231

AREA CODE 214
TELEPHONE 692-1646

January 26, 1983

Mr. Larry King
Building Official
City of Rockwall
102 East Washington
Rockwall, Texas 75087

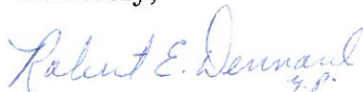
In re: Council Hearing, Rezoning, Lake Side Village Lot:
Francis L. Miranda, D.D.S., M.S.

Dear Mr. King:

We are enclosing Application For Zoning Change as we discussed on the telephone.

Please let us know when Doctor Miranda is to appear at the Council Meeting.

Sincerely,

A handwritten signature in blue ink that reads "Robert E. Dennard" with a small "R.E." monogram below the name.

Robert E. Dennard

RED:y

Enc.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-32

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. _____ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. _____ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. _____ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.

- (5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.
- (6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.
- (7) LOT WIDTH: The minimum lot width shall be as shown on the plat.
- (8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.
- (9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.
- (10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.
- (11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.
- (12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.
- (13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.
- (14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.
- (15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.
- (16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.
- (17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.
- (18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

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SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. _____ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

Passed on the 4th day of September,
19 73.

Harry S. Myers
Mayor

ATTEST:

James C. Williams
City Secretary

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

HENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

HENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase I for a corner;

HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

HENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

HENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

HENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

HENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

HENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

HENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

HENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

HENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

HENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

HENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

HENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

HENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

HENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

HENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock P.M., on the 10th day of February, 1983, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Dr. Francis Miranda
for a revision to the approved site plan to PD-3, Lakeside Village
(see attached project description)

on the following described property:

West 3 ft. of Lot D-11, East 15 ft. of Lot D-12
Lakeside Village, Phase I
(3724 Mediterranean Drive)

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. 83-4



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. 83-4

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

Lakeside Tly.

3' of D-11 & all D-12

- * 1) James C. Corwin, II, 3803 Mediterranean
2) Espley - Jayas Group Texas, 712 Commerce 5th floor ^{Peters, Blast & Miller} Dallas 75202
3) Intergroup Planning Serv., 3702 Mediterranean
4) Quincy J. Smith, 3704 Mediterranean
5) Allan S. Loewinson, 3706 Mediterranean
6) John J. Reggiol, 11550 Plano Rd, #114, Dallas 75243
7) Gary A. Seale, 3710 Mediterranean
8) Colin R. Mustain, Box 867, Dallas 75221
9) Ken L. Anderson, 3716 Mediterranean
10) Gale M. Lambert, 3720 Mediterranean
11) Paul D. Smith, 3722 Mediterranean
12) Glenn V. Zelen, 3726 Mediterranean
13) James R. Elder, 3728 Mediterranean
14) L. H. Carroll Const. Co., 3730 Mediterranean
15) Virgil E. Doty, Jr., 3802 Mediterranean
16) Hollis J. Roberson, 3806 Mediterranean
17) Marvin S. Picard, 3810 Mediterranean
18) R. Davies & M. Petty, 3812 Mediterranean
19) Lewis L. Bonham, 3816 Mediterranean
20) Sautat R. Aggarwal, Box 1773, Plano, 75074
21) Lakeside Village Homeowners Assoc. - was opposed to change

* These lots have been taken over by Home Savings.

PROJECT DESCRIPTION

Dr. Francis Miranda is requesting to revise the approved site plan to allow a teaching seminar business to operate within a residential area located at 3724 Mediterranean Drive.

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Julie Couch
City of Rockwall, Texas

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Case No. 83-4

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. I feel this is a bad precedent to allow business-type activities in Lakeside Village.
2. If this application is granted, please grant me the right to open a real estate office at 3708 Mediterranean, as that is my business and I would love to have a lake front office.
- 3.

Signature J. J. J.

Address 3708 & 3712 MEDITERRANEAN

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

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City of Rockwall

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City of Rockwall, Texas

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Case No. 83-4

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 Virgil E. Doty, Jr.
Address 3802 Mediterranean

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. 83-4

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

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

1. *Dr. Miranda has been + still is a very nice neighbor + a nice person*
2. *He does not create any disturbance of any kind with these seminars that he is conducting, and I can not see why anyone could possibly object to know!*
3. *There has never been any noise or anything else objectional pertaining to his place; which is more than I can say for some of our other neighbors!*

Signature Joan + Galen Lambert

Address 3720 Mediterranean

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

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City of Rockwall

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Case No. 83-4

I am in favor of the request for the reasons listed below. _____
I am opposed to the request for the reasons listed below. R. W. Davis

- 1.
- 2.
- 3.

Signature R. W. Davis
Address 3812 Mediterranean Dr Rockwall

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

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City of Rockwall

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Case No. 83-4

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. not zoned now
2. do not wish traffic
3. Bad on resale

Signature Col Musta

Address Box 867 Dallas 75221

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. 83-4

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

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

1. No type of business should be conducted in the residential area.
2. Will bring traffic which will create parking problems.
- 3.

Signature Paula L. Aggarwal
Address 3818 Mediterranean, Rockwall

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

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City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 83-4

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 do NOT wish To have ANY Commercial Business in or AROUND my Residence -
2. Will cause increased TRAFFIC And Congestion in THE AREA
3. Will Encourage OTHER BUSINESS VENTURES To OPEN UP

Signature Man (P)

Address 3810 Mediterranean Dr.

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

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City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 83-4

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

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

1. WE DO NOT NEED A LARGE GROUP OF STRANGERS IN OUR NEIGHBORHOOD EACH WEEK MAKING UNDO NOISE AND WANDERING
2. AROUND OTHER PROPERTY, I MOVED HERE FOR THE SECURITY OF A NORMAL
3. RESIDENTIAL AREA - NOT A BUSINESS ZONED AREA.

Signature Alan John

Address 3726 MEDITERRANEAN DR. ROCKWALL TX

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

P.S. I AM A SELF EMPLOYED FOOD BUYER WITH OFFICERS IN DOLLARS, WHAT IS I WANTED TO DO TRAINING SESSIONS FOR CUSTOMERS IN MY HOME? WHERE DOES IT STOP?

Thank you,
City of Rockwall

75087

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Julio Couch
City of Rockwall, Texas

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Case No. 83-4

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. IMMEDIATE DEVALUATION OF SURROUNDING PROPERTY
2. DESTRUCTION OF PRIVATE, FAMILY-ORIENTED, HOMEOWNER SPIRIT
3. INCREASED CONGESTION AND RESULTING INCONVENIENCE

Signature James R. Elden

Address 3728 MEDITERRANEAN DRIVE

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

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Julie Couch
City of Rockwall, Texas

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Case No. 83-4

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 UNAWARE OF ANY PROBLEM.
2. MY RESIDENTIAL ACTIVITIES HAVE NOT BEEN INFRINGED UPON IN ANY MANNER.
3. I SEE NO REASON TO WITHHOLD APPROVAL. HE CONDUCTS HIS SEMINARS AS IF A GROUP OF ADULTS WERE GETTING TOGETHER TO DISCUSS SHARED INTERESTS; I.E. POLITICS, RELIGION, ETC.
Signature L.A. [Signature]
Address 3730 Mediterranean

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

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City of Rockwall

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Julie Couch
City of Rockwall, Texas

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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

Address

J. Hollis Robinson
3806 Mediterranean

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

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Case No. 83-4

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

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

- 1.
2. PLEASE SEE ATTACHED
- 3.

Signature Quincy J. Smith
Quincy J. Smith
Address 3704 Mediterranean Drive

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

Thank you,
City of Rockwall