

PLANNING AND ZONING COMMISSION
ZONING CHANGE FACT SHEET

Case No: P&Z 84-38-Z

Applicant: City of Rockwall

Location of Property: Stonebridge Meadows, Phase V, Lots 31 - 48

Acreage:

Current Zoning: General Retail

Surrounding Zoning: SF-10

Requested Zoning: SF-10

Reason for Request:

Notices: Sent: 16

Favorable: 7

Unfavorable: 0

Description: Southwest corner of SH-66 and Lakeshore Drive, including parts of Lake Meadows Drive and Stillwater Drive. Crow Development originally wanted this entire area left for retail development. Now all of the area except the 1 acre corner tract at SH-66 has been platted into single family lots and construction has started. This change would match the zoning to the use.

Staff Comments: The City has initiated this zone change to match the zoning with the use.

Planning and Zoning Commission Recommendations:

3/8/84 - Approval

Council Decision:

9/2/84 - Rezone to "SF-10"

February 17, 1984

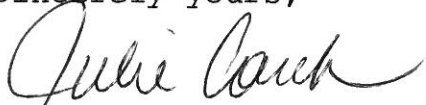
Dear Property Owner:

For many years the property which you own in Stonebridge Meadows has been zoned General Retail. Up until May of last year this was no problem because residential uses were allowed in the General Retail District. However, in May of last year, the City adopted a new Comprehensive Zoning Ordinance which prohibits residential uses in all Commercial Districts.

In order to bring the zoning in line with the use of the property and to protect the property owners, the City has initiated a change of zoning in the area outlined on the attached map to rezone it to Single Family-10, which is the zoning that exists in the rest of Stonebridge Meadows west of Lakeshore Drive.

The Planning Commission will hold a public hearing on this rezoning at 7:30 P.M. on March 8, 1984, in the District Courtroom of the Rockwall County Courthouse. If you have any questions, please call 722-3290 or come by City Hall at 102 East Washington. We will be glad to discuss this with you.

Sincerely yours,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch
Assistant to City Administrator

Attachment



CITY OF ROCKWALL

"THE NEW HORIZON"

March 26, 1984

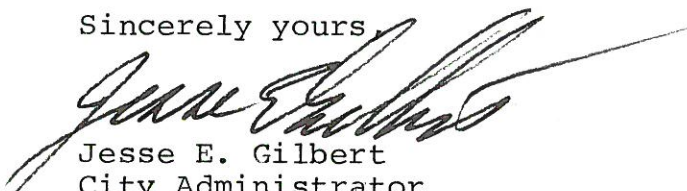
Dear Property Owner:

The Rockwall City Council will hold a public hearing at 7:30 P.M. on April 2, 1984, in the District Courtroom, Rockwall County Courthouse on the rezoning of Lots 31 - 48, Block A, Stonebridge Meadows, Phase V. The City is proposing to change the zoning on these lots from General Retail to "SF-10" Single Family Residential.

You are invited to attend and present any comments you may have.

If you have any questions, call 722-1111 or come by City Hall at 102 East Washington.

Sincerely yours,



Jesse E. Gilbert
City Administrator

JEG/mmp

SF-10

④
③

SF-10

GR

MF-15

SF-7

GR
S-6

GR

PUBLIC
BOAT
RAMP

CEMETERY

GR

LAKE MEADOWS
CIRCLE

LAKE MEADOWS
CT.

LAKE MEADOWS
DR

MF-20

⑤
⑥
⑦
⑧

SF-7

PD-12

2F

STONEBRIDGE
DRIVE

STONEBRIDGE
CIR

BOYDSTUN

BOYDSTUN

ALEXANDER

ROBIN

RIDGEVIEW

FOREST TRACE

ALAMO RD

DRIVE

AGAPE

LAKE SHORE
DRIVE

FOREST TRACE

GLENN AVE

SF-10

RIDGE

SUMMIT RIDGE

FOREST TRACE

Lots 31-48, Block A
Stonebridge meadows
Phase 5

Rockwall
2000
Zone "SR" 77 66 South

- 1) Rockwall Stonebridge Mdwn. % Artax Inc., Dallas 75381 Box 815053
2) John A Miller, 206 Stonebridge Dr.
3) Windsor Homes, 2001 Bryan Tower #510, Dallas 75218
4) Charles D. Robbins, 901 Lake Meadows
5) Albert Robinette, 903 Lake Meadows
6) Jerroll Sibbett, 905 Lake Meadows
7) Dennis Yarborough, 907 Lake Meadows
8) Annette Campbell, 909 Lake Meadows
9) Daniel Cummings, 911 Lake Meadows
10) Jerry Larue, 913 Lake Meadows
11) C. B. Green, Box 1279, Rowlett 75088
12) Signature Homes, 4917 Montego, Irving 75062
13) Leon Julle, 603 Stonebridge
14) Steve Hamilton 303 Lakeshore
15) Sidney J Rowland, 301 Lakeshore
16) Joyce Walters, Inc., Box 217
17) Robert Klein, 805 Lake Meadows
18) Colin Henderson, 808 Village Green
19) N. Frank Smith, 810 Village Green
20) Gaspar Fulmer, 902 Village Green
21) Thomas Ryan, 904 Village Green
22) Paul Elliott, 906 Village Green
23) Wm Irwin, 908 Village Green
24) Richard Niggins, 801 Lake Meadows Circle
25) James Wilborn, 810 Lake Meadows Circle
26) Gerald Robinson 209 Lakeshore
27)
28)
29)
30)

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

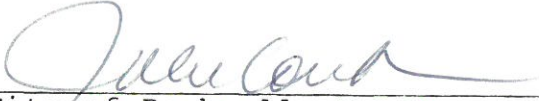
The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 8th day of March, 1984, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of the City of Rockwall
for a Change in zoning from "GR" General Retail to "SF-10" Single
Family Residential

on the following described property:

Lots 31 - 48, Block A
Stonebridge Meadows, Phase V
(map attached)

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. 84-38-Z



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. 84-38-Z

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

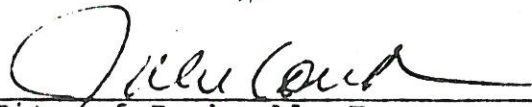
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I am in favor of the request for the reasons listed below. X

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

1. EXPECTED HIGHER RESIDENTIAL VALUES.
2. RESIDENTS CAN BE MORE EFFICIENTLY SERVED ~~IF~~ IF ~~THE~~ RETAIL SPACE IS CENTRALLY LOCATED.
3. I DON'T WANT TRANSIENTS STOPPING IN MY NEIGHBORHOOD.

Signature William D. Bradley

Address 305 LAKE SHORE

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

Thank you,
City of Rockwall

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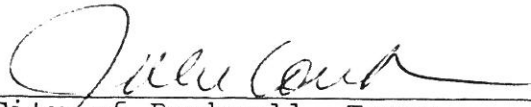
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I am in favor of the request for the reasons listed below. _____

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

- 1.
- 2.
- 3.

Signature Silvia F. Rowland
Address 301 Lakeshore Dr.

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

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

- 1.
- 2.
- 3.

SIGNATURE Homes, INC
Jerry W. Peebles, Pres.
Address 4917 MONTEGO BAY
IRVING TX 75038

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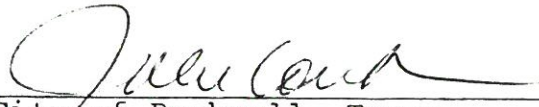
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I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature 
Address 805 Lake Meadows

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

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Case No. 84-38-Z

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

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

1. Do not want the traffic retail would cause

2.

3.

Signature William Jones

Address 908 Valley Green Rockwall TX

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

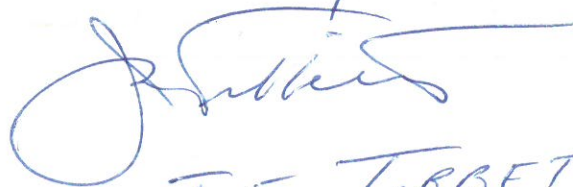
Thank you,
City of Rockwall

Dear Mr. Mayor -

Since there is a large section directly across Highway 66, it seems unnecessary to retain the small area on the corner of Lake Meadows and Highway 66. Why not change the whole area to ~~one~~ single family-10?

I would appreciate your consideration.

Sincerely



J. E. TIBBETTS
905 LAKE MEADOWS
ROCKWALL, TX 75087

722-0363

The planned re-zoning of Stonebridge Meadows property west of Lakeshore Drive from GR to SF-10 apparently will still leave a small area at the intersection of Lakeshore and Route 66 zoned as GR. (I have outlined in red on enclosed map)

It is recommended that this area also be rezoned. There does not appear to be any reason to keep this area as GR with the large GR area north of Route 66.

Sincerely,
Albert J. Redman