

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 85-102-2 Filing Fee 290.00 Date 12-20-85

Applicant Shores 205 Joint Venture

Mailing Address P.O. Box 469005, Garland, 75046 Phone No. 272-5524

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

I hereby request that the above described property be changed from its present zoning which is "Agricultural" District Classification to a "SF-7 (7200 sf)" District Classification for the following reasons: (Attach separate sheet if necessary.)

- 1. Make all contiguous property zoned the same.
- 2. Decrease in density.
- 3. Highest & best use.

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.

Joe Bell
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 HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 85-102-2 Filing Fee See 1st sheet Date 12-20-85

Applicant Shores 205 Joint Venture

Mailing Address P.O. Box 469005, Garland, 75046 Phone No. 272-5524
Attn: Mr. Joe Holt

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

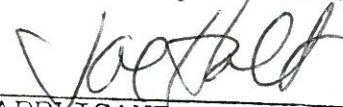
I hereby request that the above described property be changed from its present zoning which is "PD Cluster" District Classification to a "SF-7 (7200 sf)" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. Make all contiguous property zoned the same.
2. Decrease in density.
3. Highest & best use.

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

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Surveyor or Attorney for Applicant
(Mark out one.)

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 85-107-2 Filing Fee see 1st sheet Date 12-20-85

Applicant Shores 205 Joint Venture

Mailing Address P.O. Box 469005, Garland, 75046 Phone No. 272-5524
Attn: Mr. Joe Holt

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

I hereby request that the above described property be changed from its present zoning which is "Recreational" District Classification to a "SF-7 (7200 sf)" District Classification for the following reasons: (Attach separate sheet if necessary.)

1. Make all contiguous property zoned the same.
2. Decrease in density.
3. Highest & best use.

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.

Joe Holt

APPLICANT

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[Signature]

Surveyor or Attorney for Applicant
(Mark out one.)

SUMMARY OF ZONE CHANGE

Applicants for the change in zoning are asking that two tracts currently zoned "PD-3" Planned Development, and one tract currently zoned "AG" Agricultural be rezoned to "SF-7" Single Family. One tract containing approximately 7.4 acres within PD-3, The Shores, is currently designated as cluster home attached with a maximum density of 7.5 units per acre. The remaining tract within PD-3 contains approximately 9.8 acres and is currently designated as Recreation. The remaining 30.4 acres is currently zoned Agricultural. The SF-7 classification is a single family classification that has a minimum lot size of 7,000 sq. ft.

TRACT 1

BEGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North 0° 18' 56" a distance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, of The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: South 89° 26' 57" West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of said 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;

THENCE: North 0° 33' 27" East a distance of 893.40 feet along said West line and said East line to an iron rod set at an "E11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;

THENCE: South 89° 31' 49" West a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly South line of said 86.95 acre tract to an iron rod found for a corner at the most Northerly Southwest corner of said 86.95 acre tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas;

THENCE: North 0° 25' 47" East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly West line of said 86.95 acre tract to an iron rod set for a corner;

THENCE: South 79° 54' 21" East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the East line of said 86.95 acre tract;

THENCE: South 0° 11' 29" West a distance of 16.42 feet along said East line to an iron rod found for a corner;

THENCE: South 0° 18' 56" West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet or 30.3536 acres of land.

TRACT 2

BEGINNING at an iron rod found on the South line of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas, and at the Northeast corner of that 32.379 acre tract of land conveyed to Charles Yang by Deed Recorded in Volume 113, Page 438, Deed Records, Rockwall County, Texas, and at the Northwest corner of the above mentioned 439.7 acre tract;

THENCE: North 89° 31' 49" East along the South line of said 80.208 acre tract and the North line of said 439.7 acre tract, passing at 1044.04 feet the Southeast corner of said 80.208 acre tract and the most northerly Southwest corner of the above mentioned 86.95 acre tract and continuing a total distance of 1141.89 feet along said North line and the most Westerly South line of said 86.95 acre tract to an iron rod set for a corner;

THENCE: South 53° 14' 55" West a distance of 1183.23 feet to an iron rod set for a corner on a circular curve to the right having an angle of 18° 39' 47", a radius of 750.00 feet, and a chord that bears North 32° 36' 48" West a distance of 243.22 feet;

THENCE: Along said curve an arc distance of 244.30 feet to an iron rod set for a corner on the East line of said 32.379 acre tract and the most Northerly West line of said 439.7 acre tract;

THENCE: North 7° 14' 19" West a distance of 497.71 feet along the East line of said 32.379 acre tract and the most Northerly West line of said 439.7 acre tract to the Point of Beginning and containing 427,315 square feet or 9.8098 acres of land.

TRACT 3

BEGINNING at an iron rod set at the Southeast corner of that 32.379 acre tract of land conveyed to Charles Yang by Deed Recorded in Volume 113, Page 438, Deed Records, Rockwall County, Texas, and at the most Northerly Southwest corner of the above mentioned 439.7 acre tract;

THENCE: North 7° 14' 19" West a distance of 1251.27 feet along the East line of said 32.379 acre tract and the most Northerly West line of said 439.7 acre tract; said iron rod being on a circular curve to the left having an angle of 23° 29' 46", a radius of 750.00 feet, and a chord that bears South 35° 01' 48" East a distance of 305.41 feet;

THENCE: Along said curve an arc distance of 307.56 feet to an iron rod set at the point of reverse curvature of a circular curve to the right having an angle of 48° 10' 32", a radius of 750.00 feet, and a chord that bears South 22° 41' 25" East a distance of 612.20 feet;

THENCE: Along said curve an arc distance of 630.62 feet to an iron rod set at the point of reverse curvature of a circular curve to the left having an angle of 25° 45' 32", a radius of 750.00 feet, and a chord that bears South 11° 28' 55" East a distance of 334.35 feet;

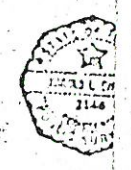
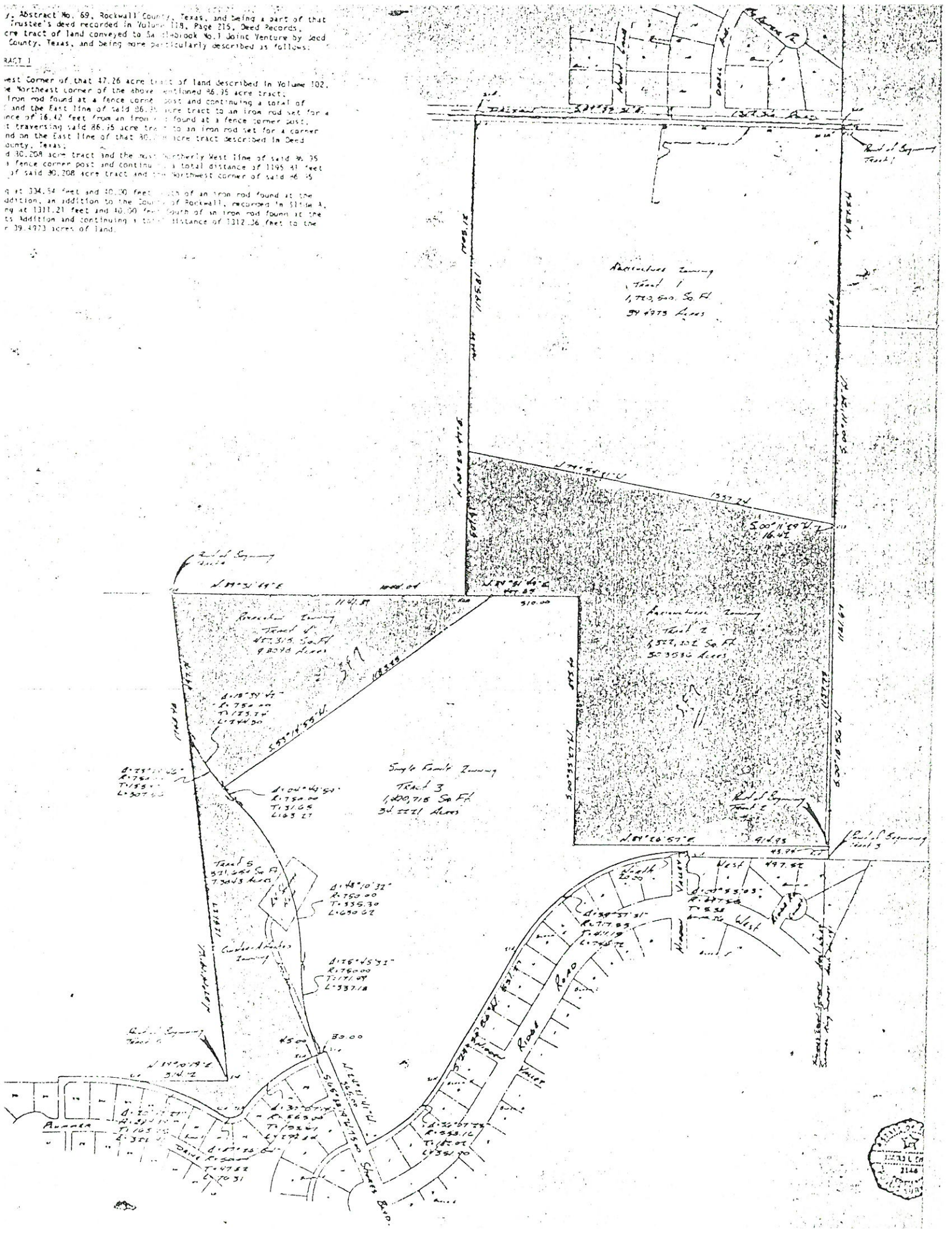
THENCE: Along said curve an arc distance of 337.18 feet to an iron rod set for a corner on the Northerly end of Shores Blvd., according to the Plat of The Shores, Phase One, an Addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

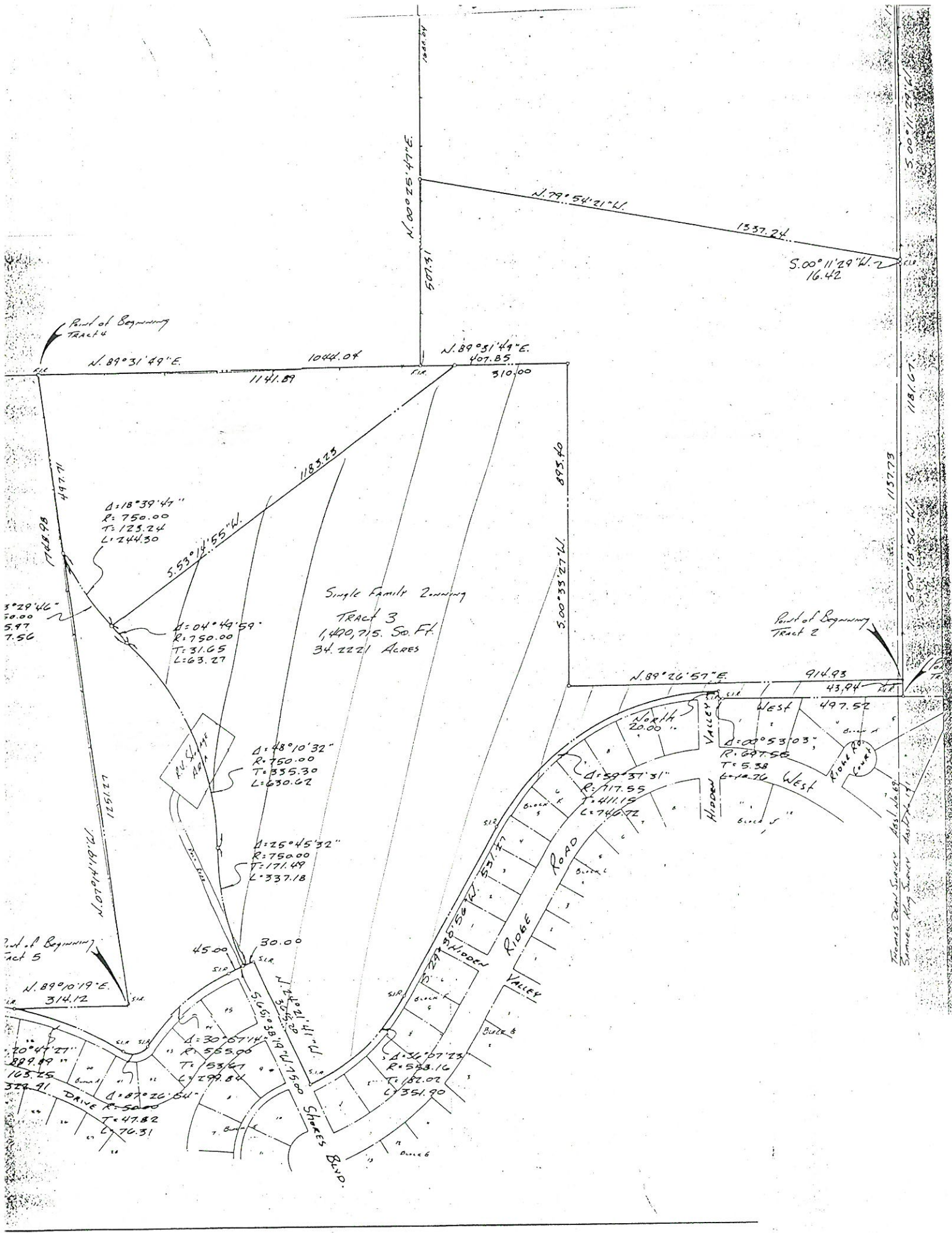
THENCE: Along the Northerly end of Shores Blvd. and then the Northerly lines of a 20 foot wide alley and the Northerly lines of said addition as follows: South 65° 38' 19" West a distance of 75.00 feet to an iron rod set for a corner at the point of curvature of a circular curve to the left having a central angle of 30° 57' 14", a radius of 555.00 feet, and a chord that bears South 50° 09' 42" West a distance of 296.20 feet to an iron rod set for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 87° 26' 54", a radius of 50.00 feet, and a chord that bears South 78° 24' 32" West a distance of 69.12 feet; Along said curve an arc distance of 76.31 feet to an iron rod set for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 20° 47' 27", a radius of 889.89 feet, and a chord that bears North 68° 15' 44" West a distance of 321.14 feet; Along said curve an arc distance of 322.91 feet to an iron rod set for a corner on the most Westerly North line of said 439.7 acre tract and on the South line of the previously mentioned 32.379 acre tract;

THENCE: North 89° 10' 19" East a distance of 314.12 feet along said line to the Point of Beginning and containing 321,659 square feet or 7.3843 acres of land.

Abstract No. 69, Rockwall County, Texas, and being a part of that Trustee's deed recorded in Volume 118, Page 215, Deed Records, one tract of land conveyed to SA Brook M. I Joint Venture by Deed County, Texas, and being more particularly described as follows:

TRACT 1
 West Corner of that 47.26 acre tract of land described in Volume 102, Northeast corner of the above mentioned 46.75 acre tract; Iron rod found at a fence corner post and continuing a total of and the East line of said 46.75 acre tract to an iron rod set for a distance of 16.42 feet from an iron rod found at a fence corner post, traversing said 46.75 acre tract to an iron rod set for a corner rod on the East line of that 40.74 acre tract described in Deed County, Texas; and 30.209 acre tract and the most Northerly West line of said 46.75 acre tract and continuing a total distance of 1195.41 feet of said 40.208 acre tract and the Northwest corner of said 46.75 acre tract at 334.54 feet and 40.00 feet south of an iron rod found at the addition, in addition to the County of Rockwall, recorded in Volume 118, Page 215, Deed Records, and continuing a total distance of 1312.36 feet to the North 39.4773 acres of land.





Single Family Zoning
 TRACT 3
 1,400,715. Sq. Ft.
 34.2221 Acres

Point of Beginning
 Tract 2

Point of Beginning
 Tract 5

James Pearl Survey 1851, 1869
 Same as May Survey 1851 & 1869

$\Delta: 18^{\circ}39'47''$
 $R: 750.00$
 $T: 125.24$
 $L: 244.30$

$\Delta: 04^{\circ}49'59''$
 $R: 750.00$
 $T: 31.05$
 $L: 63.27$

$\Delta: 48^{\circ}10'32''$
 $R: 750.00$
 $T: 335.30$
 $L: 630.62$

$\Delta: 25^{\circ}45'32''$
 $R: 750.00$
 $T: 171.49$
 $L: 337.18$

$\Delta: 30^{\circ}07'14''$
 $R: 565.00$
 $T: 53.67$
 $L: 299.84$

$\Delta: 36^{\circ}07'23''$
 $R: 533.16$
 $T: 181.02$
 $L: 351.90$

$\Delta: 00^{\circ}53'03''$
 $R: 697.56$
 $T: 5.38$
 $L: 14.76$

$N. 89^{\circ}10'19'' E.$
 314.12

$\Delta: 07^{\circ}26'54''$
 $R: 50.00$
 $T: 47.82$
 $L: 70.31$

$\Delta: 20^{\circ}47'21''$
 $R: 809.49$
 $T: 103.25$
 $L: 329.91$

$\Delta: 00^{\circ}53'03''$
 $R: 697.56$
 $T: 5.38$
 $L: 14.76$

$\Delta: 59^{\circ}57'51''$
 $R: 717.55$
 $T: 411.15$
 $L: 746.72$

$\Delta: 25^{\circ}45'32''$
 $R: 750.00$
 $T: 171.49$
 $L: 337.18$

$\Delta: 48^{\circ}10'32''$
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 $T: 335.30$
 $L: 630.62$

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 $T: 53.67$
 $L: 299.84$

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 $R: 50.00$
 $T: 47.82$
 $L: 70.31$

$N. 00^{\circ}51'49'' E.$
 407.85

$N. 89^{\circ}51'49'' E.$
 407.85

$N. 79^{\circ}54'21'' W.$

1337.24

$S. 00^{\circ}11'29'' W.$
 16.42

$N. 89^{\circ}31'49'' E.$

1044.04

1141.87

310.00

768.93

497.71

1183.23

$5.53^{\circ}14'55'' W.$

895.40

$5.00^{\circ}35'27'' W.$

$N. 89^{\circ}26'57'' E.$

914.93

43.94

497.52

$N. 07^{\circ}14'19'' W.$

215.13

45.00

30.00

$N. 56^{\circ}53'19'' W.$

171.50

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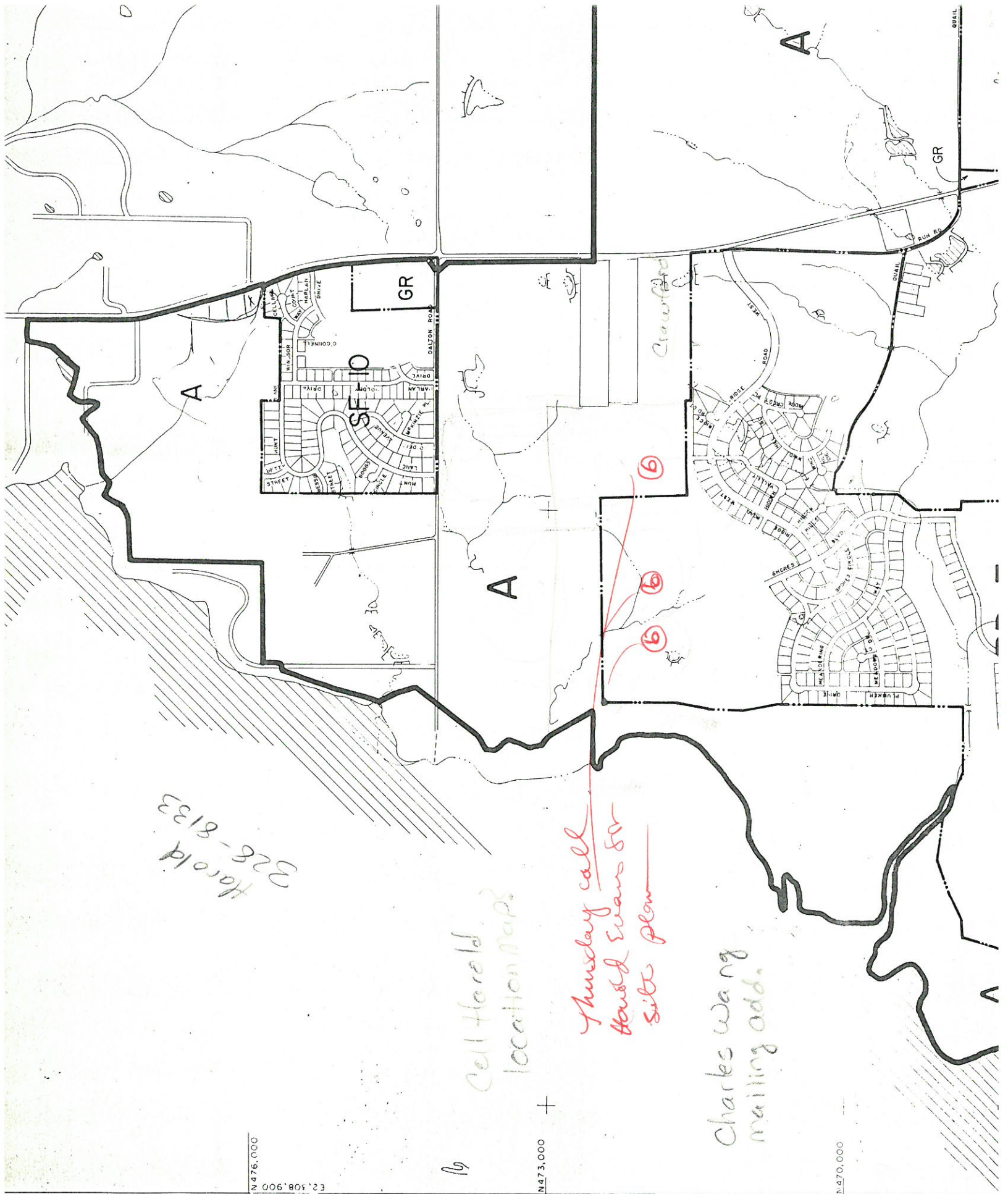
171.50

$N. 56^{\circ}53'19'' W.$

171.50

$N. 56^{\circ}53'19'' W.$

171.50



Harold
328-8133

Cell Harold.
location maps

Thursday call
Harold Evans Sr
site plan

Charles Wang
mailing add.

N 476,000
E 2,308,900

N 473,000 +

N 470,000

TRACT 1

BEGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North $0^{\circ} 18' 56''$ a distance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, of The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: South $89^{\circ} 26' 57''$ West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of said 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;

THENCE: North $0^{\circ} 33' 27''$ East a distance of 893.40 feet along said West line and said East line to an iron rod set at an "E11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;

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THENCE: North $0^{\circ} 25' 47''$ East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly West line of said 86.95 acre tract to an iron rod set for a corner;

THENCE: South $79^{\circ} 54' 21''$ East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the East line of said 86.95 acre tract;

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THENCE: North 89° 10' 19" East a distance of 314.12 feet along said line to the Point of Beginning and containing 321,659 square feet or 7.3843 acres of land.

Agenda Notes

City Council - 2/3/86

III.

- F. Hold Public Hearing and Consider Approval of a Request from Shores 205 Joint Venture for a Change in Zoning from PD-3: The Shores Planned Development (approximately 17.2 acres) from "A" Agricultural (approximately 30.4 acres) to "SF-7" Single Family Classification for a Total of Approximately 47.6 Acres Located North of The Shores, Phase I

A request has been submitted by Shores 205 Joint Venture, which is represented by Joe Holt, for a change in zoning on two tracts of land currently located within the PD-3 designation of The Shores, and one tract of land which is currently zoned Agricultural and is not included within The Shores PD. One of the tracts within the PD containing approximately 7.5 acres is currently designated as Cluster Attached housing, with a maximum density of 7 units to the acre. The other tract within the PD totals approximately 9.8 acres and is currently designated as recreation area for The Shores and included such amenities as racquet ball courts, equestrian trails, stables, all of which were to be privately owned and maintained. The third tract of land which is a little over 30 acres, is located between the large lot development along SH-205 north of Ridge Road West and is currently zoned Agricultural. The prospective purchasers of this property, which is Murray Development, are interested in constructing single family homes on these three tracts, as well as several others within The Shores. There is another 30 acre tract which is in between these three tracts which is a part of the PD and is currently designated as single family homes with minimum lot size of 7,200 sq. ft.

If the property is zoned "SF-7" the Council would then see submission of preliminary plats and final plats before the property could be developed to "SF-7" standards. The minimum house size that is available in "SF-7" is 900 sq. ft. One of the concerns of the Planning and Zoning Commission Work Session of establishing a higher minimum square footage per housing unit and the question of bringing all of the property in under the PD rather than zoning it "SF-7". The applicants have indicated that they have no problem with a minimum lot size of 7,200 sq. ft. which is what the single family tract currently zoned in the PD is designated for, and a minimum house size of 1,500 sq. ft. We have checked with our attorney and he has also indicated that if the Planning and Zoning Commission and City Council wish to do so, the property could be zoned Planned Development with as restrictive or more restrictive requirements as the "SF-7" classification and still meet the notification requirements.

Several other concerns that have been voiced by residents of The Shores have been the question of a second access into The Shores and the problem of circulation, and the question of an alternate park site or recreation site within The Shores. In 1980 when the revised master plan for The Shores was approved, it was approved with certain conditions regarding improvements of additional access into The Shores. Under the terms of that ordinance they are allowed to construct no more than 272 additional housing units without providing a second means of access, either by constructing Alamo to SH-205, or by constructing a connection to Lakeshore Drive to the south. In addition, requirements were established for a future connection to Quail Run and the

III-F. Cont'd

construction of a collector from Ridge Road West to Dalton Road on the north. If the property is recommended for zoning to Planned Development, we feel that one of the conditions on the PD should be that the phasing plan for road improvements for The Shores should be reviewed prior to approval of any additional development plans in The Shores. The 1980 plan did not specify any particular timing on when the collector to the north should be constructed.

Another area of concern has been the recreation area. Although the Park Plan has not been completed or approved, they are showing a park cell in this general area of The Shores, and are indicating that there is a need for a neighborhood park in this area. This has been mentioned to the property owners and we've indicated that we would like to know where they would propose to locate a park within The Shores if this recreation area is rezoned. Again, this is something that can be a condition if Planned Development zoning is approved with the stipulation that prior to approval of any development plans an alternative park location is submitted and approved.

A copy of the location map is attached.

The Planning and Zoning Commission has recommended that the Council zone the property to PD-3 with minimum lot sizes of 7,200 square feet and minimum unit size of 1,800 square feet, rather than zone it "SF-7". They also placed a condition on the PD that prior to the approval of any development plans in the rezoned area, an alternate park site shall be submitted and approved. A summary of the request, recommendation and comparison to "SF-10" standards is as follows:

	<u>"SF-7"</u> <u>(requested)</u>	<u>PD Zoning</u> <u>(recommended)</u>	<u>"SF-10"</u>
Minimum Lot Size	7,000 sq. ft.	7,200 sq. ft.	10,000 sq. ft.
Minimum Unit Size	900 sq. ft.	1,800 sq. ft.	1,500 sq. ft.

MINUTES OF THE ROCKWALL CITY COUNCIL

February 3, 1986

The meeting was called to order at approximately 7:35 P.M. by Mayor Leon Tuttle. Other Council members present were Nell Welborn, Ed Eubanks, Granville Davis, John Bullock, Luke Gournay and Bill Fox, who entered the meeting late.

The first item before the Council was to consider approval of the minutes of November 4, 1985, December 3, 1985, and January 6, 1986. Ed Eubanks made a motion to approve the minutes with the following changes:

1. The minutes of November 5, 1985 - delete the words "in excess" from the first paragraph, line 1 of page 2.
2. The minutes of December 3, 1985 - change the word from "type" to "tie" in item No. 1 of the Henry Africa Subdivision item on page 4.

The motion was seconded by Fox and passed unanimously.

Ms. Judith Wade then requested the Council to reconsider the action declaring Orr Drive as a public road. Ms. Wade briefly stated her request. Mr. Leon Wade and Mr. Hammers and his lawyer approached the Council also requesting the Council to rescind the prior action taken. Staff presented recommendations to Council. After considerable discussion, Gournay made a motion to rescind Council's prior action designating Orr Drive as a public road until the District Court made a decision on the case. The motion was seconded by Bullock; the same was voted on and passed unanimously.

Council was then approached by Mr. Jeff Simpson regarding the easement for the Squabble Creek Sewer Interceptor. Mayor Tuttle indicated a Council committee should be formed to review the matter. Ed Eubanks made a motion to select a Council subcommittee to meet and review this item with Mr. Simpson. Davis seconded the motion. The motion was voted on and passed unanimously. Mayor Tuttle indicated he would serve on the Committee and asked for volunteers. Councilmen Fox and Bullock indicated their willingness to serve. Jeff Simpson then requested the following:

1. That a chairman be elected.
2. That a time limit be placed on the item.
3. That the Subcommittee have four members.

Mayor Tuttle indicated that he will act as Chairman of the Subcommittee and that all inquiries regarding same should be directed to him.

At this time Mrs. Carolyn Davis, a representative from Rockwall Beautiful, approached the Council to discuss the litter campaign and to ask Council to pass additional regulations regarding litter. After Mrs. Davis' statement, Council discussed this item at length and requested that City Staff review the litter regulations and take any necessary action for additional regulations. The Staff was also requested to review a contract between the City and State for a \$20.00 reimbursement to the City from the State for each litter citation given on a State highway.

The Rockwall Sesquicentennial Committee plans were withdrawn from the Agenda.

The Council then held a public hearing and considered approval of a request from Shores 205 Joint Venture for a change in zoning from "PD-3"-The Shores Planned Development (approximately 17.2 acres) from "A" Agricultural (approximately 30.4 acres) to "SF-7" Single Family classification for a total of approximately 47.6 acres located north of The Shores, Phase I. The public hearing was opened. Staff detailed the case to Council. Mr. Joe Holt, a representative of Rockwall 205 Joint Venture, approached the Council outlining the request. After considerable discussion, Welborn made a motion to approve the request to change the "A" Agricultural classification consisting of 30.4 acres to the "PD-3" classification, meeting "SF-7" standards with minimum 7,200 sq. ft. lots and minimum 1,500 sq. ft. unit sizes, and contingent on the following conditions:

1. That prior to approval of any additional development plans, a phasing plan for road improvements be submitted and reviewed.
2. That an alternate park location be submitted and approved as designated by the developer.
3. That a zoning application be filed for the "doughnut" property, for a change to "SF" detached, 7,200 sq. ft. minimum lot sizes, and 1,500 sq. ft. minimum house sizes.

Bullock seconded the motion. Mayor Tuttle made an amendment to the motion to include the condition of accepting sufficient property to provide for a buffer on the north side of the lots on Ridge Road West for a minimum house size of 1,800 sq. ft. Welborn seconded the amendment to the motion, the same being voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

Fox made a motion to table the other two pieces of property, with Bullock seconding. The same was voted on and passed unanimously.

Next, the Council held a public hearing and considered approval of a request from Michael Wallace for a change in zoning from "2-F" Duplex to "HC" Heavy Commercial or "C" Commercial classification on a 1.442 acre tract of land located on the northeast corner of Clark Street and St. Marys Street. Mayor Tuttle

abstained from this item and left the room. Welborn, Mayor Pro Tem, presided over this item. The public hearing was opened. Mike Wallace approached the Council outlining his request, stating background information, and answering questions from Councilmembers. Don Smith approached the Council and stated that the Planning and Zoning Commission's recommendation was to change the zoning to "C" Commercial classification. After considerable discussion on different aspects and concerns of the case and a brief statement by Mr. Wallace, the public hearing was closed. Eubanks made a motion to approve the request to change the zoning to "C" Commercial classification with Gournay seconding. The motion was voted on, but did not pass, with a vote of three to three, with Welborn, Bullock and Fox voting against and Eubanks, Gournay, and Davis voting in favor. Since the request was neither denied or approved, Bullock made a motion to reconsider the request, with Gournay seconding. The same was voted on and passed five to one, with Davis voting against, and all others voting in favor. Bullock then made a motion to table the request for thirty days, with Fox seconding. The same was voted on and passed, five to one, with Davis voting against and all others voting in favor. Bullock then amended the motion to direct the Staff to notify the residents. Fox seconded the amendment. Notifying the residents was then discussed by the Council but not voted on. The motion to reconsider the request at the March 3rd City Council meeting was voted on and passed unanimously, six to zero. At this time Mr. Wallace indicated that he will meet with Council and any residents if a meeting is scheduled to answer any questions.

Council then held a public hearing and considered approval of a request from Ed-Rich Development Company for a change in zoning from "LI" Light Industrial to "PD" Planned Development classification for a hardware/construction materials business, with outside storage, on a 2.5 acre tract of land located west of Bodin Industrial Subdivision, along south High School Road and south I-30 Service Road, and approval of a development plan/preliminary plat. The public hearing was opened. Mayor Tuttle entered and presided over the remainder of the meeting. Mr. Richard Slaughter, owner, approached the Council, explaining his request. Staff then made a presentation on the case. Council then discussed items regarding the PD classification, screening, and building type. Mr. Richard Cullins approached the Council, stating his favor to the request. The public hearing was closed. Welborn made a motion to approve the request for the specific use of a hardware/lumber yard as submitted, with the stipulation that the rear area for outside storage be specifically indicated on the site plan. Eubanks seconded the motion. The same was voted on and passed unanimously.

The Council then held a public hearing and considered approval of a request from KHD Construction for a change in zoning from "A" Agricultural to "LI" Light Industrial classification on a 1.7 acre tract of land located on the south I-30 Service Road between FM-549 and High School Road, and approval of a site plan/preliminary plat. The public hearing was opened. Staff briefly outlined the case. The Council discussed the Office classification in this area. Staff stated that the Planning and Zoning

Commission had approved this request with the following stipulations:

1. The poplar trees be replaced by sawtooth oak trees.
2. That an access be provided to the side of the building along the inside.

Council then discussed the access, sewer requirements, and the Land Use Plan. With no one further wishing to discuss the item, the public hearing was closed. Fox made a motion to approve the request with the stipulations as recommended by the Planning and Zoning Commission; Bullock seconded the motion. The same was voted on and passed unanimously.

The Council then held a public hearing and considered approval of a request from Pastrami's Sandwich Shoppes for a "CUP" Conditional Use Permit for a private club as an accessory to a restaurant located in Towne Centre Shopping Center located on FM-740. The public hearing was opened. Mr. Tom Atkins and David Bork approached the Council indicating that they would answer any questions that the Council or others might have. Council then discussed the seating requirements of the dining room. With no others wishing to discuss the item, the public hearing was closed. Gournay made a motion to approve the request with Davis seconding. The same was voted on and passed unanimously.

The Council then held a public hearing and considered approval of a request from Braums Ice Cream Store for a "CUP" Conditional Use Permit for a building with less than 90% masonry materials on exterior walls for a store to be located on the south I-30 Service Road west of Church on the Rock. The public hearing was opened. With no one wishing to discuss the item, the public hearing was closed. Davis made a motion to approve the request, with Bullock seconding. The same was voted on and passed unanimously.

The Council then held a public hearing and considered approval of a change in the Comprehensive Zoning Ordinance to allow veterinary clinics, without outside storage, in the "C" Commercial classification with a "CUP" Conditional Use Permit, and a request from Lakeside Veterinary Clinic for a "CUP" Conditional Use Permit for a veterinary clinic with no outside storage located on the south I-30 Service Road west of SH-205. The public hearing was opened. As Dr. Underwood had requested both of these items to be placed on the Agenda for consideration, he approached the Council, briefly outlining the request. Staff outlined the case. A motion was made by Eubanks to approve the request to amend the Comprehensive Zoning Ordinance. Bullock seconded the motion. The same was voted on and passed unanimously. A motion was made by Eubanks to approve the request from Lakeside Veterinary Clinic for a Conditional Use Permit, with Bullock seconding. The same was voted on and passed unanimously.

The Council then held a public hearing and considered approval of a request from Richard Cullins for a change in zoning from "A" Agricultural to "LI" Light Industrial classification

and approval of a site plan on a 1.025 acre tract of land located on the north I-30 Service Road west of Conveyor Street. The public hearing was opened. Mr. Richard Cullins approached the Council briefly outlining his request. Staff briefly outlined the case and indicated that the Planning and Zoning Commission had recommended approval of this item with the stipulation that Mr. Cullins close his drive on the I-30 Service Road. With no others wishing to discuss the item, the public hearing was closed. Gournay made a motion to approve the request for the change in zoning from "A" Agricultural to "LI" Light Industrial and approval of the site plan. Bullock seconded the motion. Gournay then amended the motion to stipulate that the drive on the I-30 Service Road be closed. The amendment to the motion was voted on and passed unanimously. The Council then discussed the irrigation requirements. An amendment to require the construction of an irrigation system in the landscaped areas and in accordance with City ordinances was made by Mayor Tuttle. The amendment was seconded by Ed Eubanks. The same was voted on and passed unanimously. The motion, as amended, was voted on and passed unanimously.

Next on the Agenda the City Manager's report was given by Bill Eisen. Eisen briefly detailed the report that was presented to the Councilmembers.

The Council then discussed at length items regarding annexations, insurance coverage, monthly financial reports, billboards, flags, possible special Council meetings and the Airport.

The Council then considered the readoption of the Order calling the Regular Municipal Election of April 5, 1986, as prescribed by the Secretary of State. Welborn made a motion to approve the readoption, with Bullock seconding the motion. The same was voted on and passed unanimously.

Next, the Council discussed health cards for food service employees within the City and instructed Staff to draft an ordinance requiring food service employees to attend a short seminar conducted by the City and take a TB test at the same time. Welborn made a motion to approve this request, with Fox seconding. The same was voted on and passed unanimously.

Next, the Council discussed the resignation of Tom Lyons from the Parks and Recreation Board. Council requested that Staff draft a resolution commending Tom Lyons for his service while on the Parks and Recreation Board and to prepare a plaque to be presented to Mr. Lyons at the next meeting. Gournay made a motion to approve the request, with Welborn seconding. The same was voted on and passed unanimously. Mayor Tuttle made a nomination to replace Tom Lyons with Ron Matney, with Fox seconding the motion. The same was voted on and passed unanimously.

The Council then considered approval of Change Order No. 1 on the construction of the 3,000,000 gallon tank totalling \$15,000.00 for the purpose of constructing some additional drainage for seepage around the tank. Gournay made a motion to approve the Change Order; Bullock seconded the motion; the same was voted on and passed unanimously.

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance to provide for periodic review of Planned Developments within the City. Couch read the caption of said ordinance. After discussion, Welborn made a motion to approve the ordinance, with Eubanks seconding. The same was voted on and passed unanimously.

Next, the Council considered approval of an ordinance changing the street named "Surf View" to "Cape Hatteras Place" located in the Estates of Coast Royale, Phase II. Couch read the caption of the ordinance. With little discussion, Bullock made a motion to approve the request, with Welborn seconding. The same was voted on and passed unanimously.

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance changing the "LI" Light Industrial classification to "HC" Heavy Commercial classification on a 2.9737 acre tract of land located in the Bodin Industrial Subdivision. Couch read the caption of the ordinance. After discussion, Eubanks made a motion to approve the ordinance, with Gournay seconding. The same was voted on and passed unanimously.

Next, the Council considered approval of an ordinance amending the Comprehensive Zoning Ordinance changing the "SF-7" Single Family classification to "O" Office classification on a portion of Lot 4, Block B of the Sanger Addition. Couch read the caption of said ordinance. Gournay made a motion to approve the ordinance, with Eubanks seconding. The same was voted on and passed unanimously.

Next, the Council discussed an ordinance reviewing street escrow funds. City Manager Eisen then outlined and detailed several recommendations from the Staff. A motion was made by Gournay to table this discussion. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered award of the bid for materials and hauling. Staff detailed the bid tabulation, while making a recommendation to award the bid to the low bidder, Jerry Jayroe. A motion was made by Bullock to approve the bid award to Jayroe. Fox seconded the motion; same was voted on and passed, with Davis abstaining and all others voting for.

Next, Council considered awarding the bid for asphalt installation and concrete and material installation. Staff detailed the bid tabulations and recommended the bid be awarded to low bidder, Evans Construction, for the asphalt installation. Staff then detailed the bid tabulation and recommended low bidder Roy Willis for concrete materials and installation, including curb and gutters, sidewalks, alleys and streets. Staff recommended that the headwall item be readvertised. Welborn made a motion to approve the above to the low bidder, with Davis seconding. The same was voted on and passed unanimously.

Council then considered approval of the bid award for the water line construction, sewer line construction, and water and

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance to provide for periodic review of Planned Developments within the City. Couch read the caption of said ordinance. After discussion, Welborn made a motion to approve the ordinance, with Eubanks seconding. The same was voted on and passed unanimously.

Next, the Council considered approval of an ordinance changing the street named "Surf View" to "Cape Hatteras Place" located in the Estates of Coast Royale, Phase II. Couch read the caption of the ordinance. With little discussion, Bullock made a motion to approve the request, with Welborn seconding. The same was voted on and passed unanimously.

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance changing the "LI" Light Industrial classification to "HC" Heavy Commercial classification on a 2.9737 acre tract of land located in the Bodin Industrial Subdivision. Couch read the caption of the ordinance. After discussion, Eubanks made a motion to approve the ordinance, with Gournay seconding. The same was voted on and passed unanimously.

Next, the Council considered approval of an ordinance amending the Comprehensive Zoning Ordinance changing the "SF-7" Single Family classification to "O" Office classification on a portion of Lot 4, Block B of the Sanger Addition. Couch read the caption of said ordinance. Gournay made a motion to approve the ordinance, with Eubanks seconding. The same was voted on and passed unanimously.

Next, the Council discussed an ordinance reviewing street escrow funds. City Manager Eisen then outlined and detailed several recommendations from the Staff. A motion was made by Gournay to table this discussion until the next Council meeting, with Eubanks seconding. The same was voted on and passed unanimously.

The Council then considered award of the bid for materials and hauling. Staff detailed the bid tabulation, while making a recommendation to award the bid to the low bidder, Jerry Jayroe. A motion was made by Bullock to approve the bid award to Jayroe. Fox seconded the motion; same was voted on and passed, with Davis abstaining and all others voting for.

Next, Council considered awarding the bid for asphalt installation and concrete and material installation. Staff detailed the bid tabulations and recommended the bid be awarded to low bidder, Evans Construction, for the asphalt installation. Staff then detailed the bid tabulation and recommended low bidder Roy Willis for concrete materials and installation, including curb and gutters, sidewalks, alleys and streets. Staff recommended that the headwall item be readvertised. Welborn made a motion to approve the above to the low bidder, with Davis seconding. The same was voted on and passed unanimously.

Council then considered approval of the bid award for the water line construction, sewer line construction, and water and

sewer taps. Staff recommended that the bid be awarded to M & J Excavating. Eubanks made a motion to approve the bid and award to M & J Excavating, with Gournay seconding. The same was voted on and passed unanimously.

With no other items coming before the Council, the meeting was adjourned.

APPROVED:

Mayor

ATTEST:

City Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL

March 17, 1986

The meeting was called to order by Mayor Tuttle at approximately 7:30 P.M. Other Councilmembers present were Nell Welborn, Ed Eubanks, John Bullock, Luke Gournay, with Bill Fox entering at approximately 7:35 P.M. Councilman Davis was absent from this meeting. As the first order of business, the Council considered approval of the Consent Agenda consisting of the following items.

1. An ordinance amending Section 16-229(a)(4) of the Code of ordinances to provide for two hour parking of vehicles on and within the 200 block of East Rusk on second reading;
2. An ordinance designating the take line property adjacent to a proposed hotel/conference center as a City Park on second reading;
3. An ordinance amending the Comprehensive Zoning Ordinance changing the "2-F" Duplex zoning classification to "C" Commercial classification on a 1.4412 acre tract of land located on the northwest corner of Clark Street and St. Marys Street on first reading.

Staff read captions of all the above ordinances. With no one wishing to discuss, Gournay made a motion to approve the Consent Agenda as submitted, with Bullock seconding. The same was voted on and passed unanimously.

Next, the Council held a public hearing and considered approval of a request from Shores 205 Joint Venture for a change in the preliminary plan for "PD-3" The Shores to increase the minimum lot and house sizes on Tract 3 within the "DP-3" district classification located north of Shores Boulevard. The public hearing was opened. The developer, Mr. Joe Holt, approached the Council explaining his request and indicating that he would answer any and all questions that the Council or others might have. Mr. Jim Carlaw, a resident of The Shores, then approached the Council, verifying Mr. Holt's request and indicating that he was there to represent The Shores Homeowners Association to approve Mr. Holt's request as presented. With no one else wishing to discuss, the public hearing was closed. The Council then held a brief discussion with the developer regarding this item. Mayor Tuttle then complimented the Homeowners Association and Mr. Holt and his developers for the way that the compromises were handled. Councilman Fox then made a motion to approve the request to increase the minimum lot and house sizes on Tract 3 to include two rows along the southern perimeter having minimum lot sizes of 8,400 sq. ft., with the first row of houses that borders the existing development containing 1,800 sq. ft. and the balance of the houses to be 1,500 sq. ft. The motion also included that a park site of three to five acres will be provided by the developer. The motion was seconded by Bullock, with the same being voted on and passed unanimously.

Next, Council considered approval of a request from Shores 205 Joint Venture for a change in zoning from "PD-3" The Shores planned development to "SF-7" Single Family classification for a total of approximately 17.2 acres of land located north of The Shores, Phase I. Welborn made a motion to approve the request to retain the "PD-3" zoning classification and to allow for two rows of 8,400 sq. ft. lot sizes, with the minimum square footage of houses that are closest to the existing development being 1,800 sq. ft., and the balance of houses to be 1,500 sq. ft. The motion also included that the developer allow for dedicated park area of three to five acres in the recreational area. Eubanks seconded the motion, with the same being voted on and passed unanimously.

Next, the Council held a public hearing on the proposed annexation of a 23.313 acre tract of land located at the northeast corner of the intersection of FM-549 and I-30. The public hearing was opened. The Council briefly discussed with the owner, Mr. Harris, the annexation of this property. Mr. Chuck Nuytten then approached the Council with his opposition to the annexation for the reason that it may cause his eventual displacement. With no one else wishing to discuss the item, the public hearing was closed.

The Council then held a public hearing on the proposed annexation of Lot 4, Block A of the Highland Acres Estates, 5 Shadydale Lane. The public hearing was opened, and with no one wishing to discuss, the public hearing was closed.

Council then held a public hearing on the proposed annexation of Lot 2, Block A of the Highland Acres Estates, 3 Shadydale Lane. The public hearing was opened. With no one wishing to discuss, the public hearing was closed.

The Council then held a public hearing on the proposed annexation of a 16.7937 acre tract of land located on Airport Road. The public hearing was opened. With no further discussion, the public hearing was closed.

The Council then was requested to set a date for the second public hearing on the proposed annexation of 16.7937 acres of land located on Airport Road. After a brief discussion, Welborn made a motion to set the second public hearing date for March 31, 1986. Gournay seconded the motion. The same was voted on and passed unanimously.

The Council then considered approval of a resolution authorizing the execution of a quit claim deed for abandonment of an easement in Northshore, Phase 2-A. City Manager Eisen briefly outlined the background of this request to the Council. After little discussion, a motion was made by Gournay to approve the resolution, with Bullock seconding. The same was voted on and passed unanimously.

Council then considered approval of an ordinance prohibiting littering, regulating the attachment of handbills to motor vehicles,

and requiring the installation of litter receptacles at certain establishments on first reading. Staff read the caption of said ordinance. With no discussion, Councilman Fox made a motion to approve the ordinance, with Eubanks seconding. The same was voted on and passed unanimously.

Council then considered awarding the bid for water line extension to Blackland. Eisen indicated that there were twelve bids received, with the low bidder being B. Bray Construction totaling \$102,052.20. It was also indicated that the City's engineers recommended approval of the low bidder. With no discussion, Welborn made a motion to approve that the bid be awarded to B. Bray Construction Company with completion date of June 1, 1986. Eubanks seconded the motion, with the same being voted on and passed unanimously.

Council then considered awarding the bid for the Heath Street piping improvements. Eisen explained to the Council that two bids were received and evaluated, but that both bids were substantially over the budget and recommended that this item be tabled. Welborn made a motion to table the Heath Street piping improvement bid until Eisen could advise the Council of costs and make recommendations. The motion was seconded by Eubanks, with the same being voted on and passed unanimously.

Council then considered approving a realignment of the entrance and exit ramps for North I-30 Service Road between FM-740 and SH-205. Couch provided information to the Council regarding this realignment and indicated that the City's traffic planner recommends approval.

Council then discussed at length items regarding 1) the possibility of two ramps, 2) the alignment of the highways opposite side ramps, 3) the Highway Department's recommendation, 4) the Church on the Rock, 5) White Hills Drive. Eubanks then made a motion to approve the realignment as presented by Staff, with Gournay seconding. The same was voted on and passed five to one, with Fox voting against, and all others voting in favor.

Under Article 6252-17 V.A.C.S., the Council then held an Executive Session to discuss litigation.

With no other items coming before the Council for consideration, the meeting was adjourned.

APPROVED:

ATTEST:

Mayor

BY:

City Secretary

- III. Hold Public Hearing and Consider Approval of a Request from Shores 205 Joint Venture for a Change in Zoning from PD-3: The Shores Planned Development (approximately 17.2 acres) from "A" Agricultural (approximately 30.4 acres) to "SF-7" Single Family Classification for a Total of Approximately 47.6 Acres Located North of The Shores, Phase I

A request has been submitted by Shores 205 Joint Venture, which is represented by Joe Holt, for a change in zoning on two tracts of land currently located within the PD-3 designation of The Shores, and one tract of land which is currently zoned Agricultural and is not included within The Shores PD. One of the tracts within the PD containing approximately 7.5 acres is currently designated as Cluster Attached housing, with a maximum density of 7 units to the acre. The other tract within the PD totals approximately 9.8 acres and is currently designated as recreation area for The Shores and included such amenities as racquet ball courts, equestrian trails, stables, all of which were to be privately owned and maintained. The third tract of land which is a little over 30 acres, is located between the large lot development along SH-205 north of Ridge Road West and is currently zoned Agricultural. The prospective purchasers of this property, which is Murray Development, are interested in constructing single family homes on these three tracts, as well as several others within The Shores. There is another 30 acre tract which is in between these three tracts which is a part of the PD and is currently designated as single family homes with minimum lot size of 7,200 sq. ft. If the property is zoned "SF-7" the Planning and Zoning Commission would then see submission of preliminary plats and final plats before the property could be developed to "SF-7" standards. The minimum house size that is available in "SF-7" is 900 sq. ft. One of the concerns mentioned at the Work Session was the question of establishing a higher minimum square footage per housing unit and the question of bringing all of the property in under the PD rather than zoning it "SF-7". The applicants have indicated that they have no problem with a minimum lot size of 7,200 sq. ft. which is what the single family tract currently zoned in the PD is designated for, and a minimum house size of 1,500 sq. ft. We have checked with our attorney and he has also indicated that if the Planning and Zoning Commission and City Council wish to do so, the property could be zoned Planned Development with as restrictive or more restrictive requirements as the "SF-7" classification and still meet the notification requirements. Therefore, if the Planning and Zoning Commission wishes to consider PD zoning for this property with some requirements as restrictive or more restrictive than the "SF-7" classification, you could do so Thursday night.

Several other concerns that have been voiced by residents of The Shores have been the question of a second access into The Shores and the problem of circulation, and the question of an alternate park site or recreation site within The Shores. In 1980 when the revised master plan for The Shores was approved, it was approved with certain conditions regarding improvements of additional access into The Shores. Under the terms of that ordinance they are allowed to construct no more than 166 additional housing units without providing a second means of access, either by constructing Alamo to SH-205, or by constructing a connection to Lakeshore Drive to the south. In addition, requirements were established for a future connection to Quail Run and the

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construction of a collector from Ridge Road West to Dalton Road on the north. If the property is recommended for zoning to Planned Development, we feel that one of the conditions on the PD should be that that the phasing plan for road improvements for The Shores should be reviewed prior to approval of any additional development plans in The Shores. The 1980 plan did not specify any particular timing on when the collector to the north should be constructed. However, if the applicants are planning to start their development in that area, it looks like it would probably be necessary to construct that north collector while the northern phases are being constructed.

Another area of concern has been the recreation area. Although the Park Plan has not been completed or approved, they are showing a park cell in this general area of The Shores, and are indicating that there is a need for a neighborhood park in this area. This has been mentioned to the property owners and we've indicated that we would like to know where they would propose to locate a park within The Shores if this recreation area is rezoned. Again, this is something that can be a condition if Planned Development zoning is approved with the stipulation that prior to approval of any development plans an alternative park location is submitted and approved.

A copy of the location map is attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 16, 1986

The meeting was called to order at approximately 7:30 P.M. by Chairman Tom Quinn. Other members present were Don Smith, Norm Seligman, Teddy Carlaw and Hank Crumbley. J. D. Jacobs and Leigh Plagens were absent from this meeting.

The Commission first considered approval of the Consent Agenda consisting of the following items:

- A. Minutes of November 14 and December 12, 1985.
- B. Final Plat on the Chenault Addition, a one lot subdivision located on North Highway 205, with the same conditions as stated on the original approval.
- C. Final Plat on the Patrick/Stephenson Subdivision, a one lot subdivision located on the South I-30 Service Road West of Church on the Rock.

A motion was made by Don Smith to approve the Consent Agenda as it was presented. The motion was seconded by Hank Crumbley. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Shores 205 Joint Venture for a change in zoning on approximately 17.2 acres from "PD-3" and 30.4 acres from "A" to "SF-7". The Staff explained the case background to the Commission. The public hearing was opened. First to speak was the developer, Mr. Joe Holt, who briefly detailed his proposal to the Commission. The following residents of The Shores approached the Commission and the developer regarding concerns of lot sizes, traffic, tract builders, and recreational area. Mrs. Vernie Miller, Mr. Rick Reavis, Mr. George Lubke. The public hearing was closed. At this time the Commission discussed at length the density, the timing of the project, resident response, and recreational area. Don Smith made a motion to approve the request to rezone the three tracts to "PD-3" with the following conditions:

1. All "SF-7" requirements.
2. That the lot size minimum be 7,200 sq. ft.
3. That the house size minimum be 1,500 sq. ft.
4. That an alternate park site be provided, reviewed and approved with the development plan and preliminary plat on these three tracts of land.

The motion was seconded by Seligman. Carlaw then proposed an amendment to the motion to require the minimum house size to be 1,800 sq. ft. Smith seconded the motion. The amendment was voted on and passed four to one, with Crumbley voting against and all others voting in favor. Carlaw then proposed an amendment to the motion requiring the minimum

lot size to be 8,500 sq. ft. The amendment to the motion died for lack of a second. A vote was then taken on the amended motion and passed, four to one, with Carlaw voting against and all others voting in favor.

The Commission then continued a public hearing and considered approval of a request from Michael Wallace for a change in zoning from "2-F" to "HC" or "C" on a 1.442 acre tract of land located on the northwest corner of Clark Street and St. Marys Street. Mr. Wallace approached the Commission and briefly explained his request. Mr. Bill Harper, an adjacent property owner, then addressed the Commission indicating that he is in favor of either the "HC" or "C" zoning classification that Mr. Wallace was requesting. Mr. Robert Stark then approached the Commission and indicated his opposition to this request. Mr. Claude Wilkerson approached the Commission with regard as to when the zoning was changed to the "2-F" classification. Staff indicated that it was sometime before 1972. Mr. Tommy Hooper, a resident of Rockwall County, approached the Commission, indicating that he was in favor of the zoning change. The public hearing was closed. After considerable discussion by the Commission, Don Smith made a motion to approve the request for "HC" zoning. The motion was voted on and failed, three to two, with Seligman and Smith voting in favor and all others voting against. Crumbley then made a motion to approve the request to "C" zoning with Carlaw seconding the motion. The item was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Layne Western Company for a change in zoning from "LI" to "HC" on a 2.9737 acre tract located in the Bodin Industrial Subdivision on Kristi Lane. Staff explained the details of this request. The public hearing was opened. The following residents approached the Commission in support of this zoning request: Richard Slaughter, Gary Johnson, Tommy Hooper. At this time the public hearing was closed. Smith made a motion to approve this request, with Seligman seconding the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Ed-Rich Development Company for a change in zoning from "LI" to "PD" for a hardware/construction materials business with outside storage on 2.5 acres of land located west of the Bodin Industrial Subdivision, along South High School Road and South I-30 Service Road, and approval of a development plan/preliminary plat. Staff presented the background information on this case. The public hearing was then opened. Mr. Richard Slaughter and Mr. Chuck Hodges approached the Commission, indicating they would answer any questions that the Commission or others might have. With no one wishing to address the issue, the public hearing was closed. The Commission then discussed the item at length, with Don Smith making a motion to approve the request subject to the plan as discussed and submitted to the Planning and Zoning Commission, and showing the boundaries of outside storage on the plan. The motion was seconded by Carlaw, was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from KHD Construction for a change in zoning from "A" to "LI" on 1.78 acres of land located on South I-30 Service Road between FM -549 and High School Road, and approval of a site plan/preliminary plat. Staff briefly explained the case. The public hearing was opened. With no one wishing to comment, the public hearing was closed. After

considerable discussion on the driveways, entrances and landscaping, Seligman made a motion to approve the request with the condition that there will be entrances on both sides to get to the doors, and that the landscaping trees be changed to sawtooth oak trees. Crumbley seconded the motion; the same was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Pastrami's Sandwich Shop for a Conditional Use Permit for a private club as an accessory to a restaurant located in Towne Centre shopping center on FM-740. Staff briefly explained the background information on the case. The public hearing was opened. Tommy Hooper approached the Commission, stating he was in favor of the request. As no one else wished to address the item, the public hearing was closed. After considerable discussion, Smith made a motion to approve the request, with Seligman seconding the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Braums Ice Cream Store for a Conditional Use Permit for a building with less than 90% masonry materials on exterior walls for a store to be located on the South I-30 Service Road, west of Church on the Rock. The public hearing was opened. With no one wishing to address the issue, the public hearing was closed. Seligman made a motion to approve the request as presented, with Crumbley seconding the motion. The motion was voted on and passed unanimously.

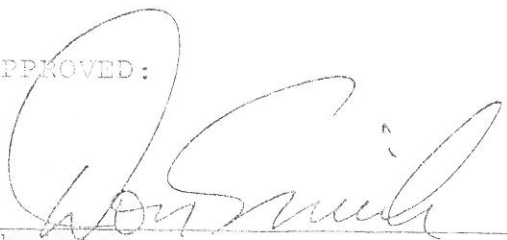
The Commission then held a public hearing and considered approval of a change in the Comprehensive Zoning Ordinance to allow veterinary clinics without outside storage in "C" Classification with a Conditional Use Permit. The public hearing was opened. With no one wishing to discuss the item, the public hearing was closed. The Commission discussed the request and a motion was made by Smith to approve the amendment, with Crumbley seconding the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Lakeside Veterinary Clinic for a Conditional Use Permit for a veterinary clinic without outside storage to be located on the South I-30 Service Road, west of SH-205. Staff gave a brief background on the case. The public hearing was opened. With no one wishing to discuss the case, the public hearing was closed. Dr. Archie Underwood then approached the Commission and indicated he would answer any questions the Commissioners or others might have. The Commission then discussed at length different aspects of the case. Smith made a motion to approve this request, with Crumbley seconding the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Don Cameron for a final plat on Lofland Industrial Park located at SH-205 and High School Road. Staff gave a brief background on the subject case. Seligman made a motion to approve this request as the plat was submitted to the Planning and Zoning Commission and also recommended waiving escrowing of funds for paving of High School Road. The motion was seconded by Smith. The motion was voted on and passed unanimously.

With no other items coming before the Commission, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:



City Secretary

350
14-for,
12-against

PLANNING AND ZONING ACTION SHEET

Applicant Harold Evans Shows 205 Joint Venture Case No. 85-102-2

Property Description Shows - Phase I

Case Subject Matter change in zoning from "A" agricultural to "SF-7", Recreational to "SF-7", + PD Cluster to SF-7 zone classification

CASE ACTION

Date to P&Z 1-16-85 Approved Disapproved Tabled

Conditions _____

Date to City Council _____

Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application (3)
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Legal descriptions

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number

*The Shores
PD-3
Private Club*

ORDINANCE NO. 86-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-3, THE SHORES; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-3" Planned Development District No. 3 to provide for a private club as an accessory to a general restaurant on the tract of land described as Lot 1, Block A, The Shores Clubhouse.

Section 2. That the granting of the change in the preliminary plan for "PD-3", The Shores, for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That the tract of land described as Lot 1, Block A shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Section 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

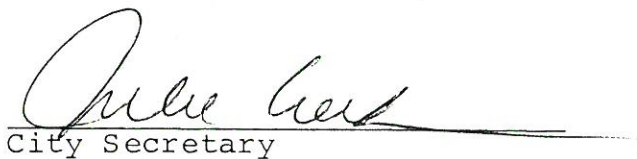
DULY PASSED AND APPROVED this 8th day of April, 1986.

APPROVED:



Mayor

ATTEST:


City Secretary

1st reading 3/31/86

2nd reading 4/8/86

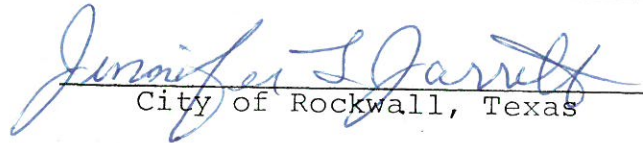
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 16th day of January, 1986, in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Shores 205 Joint Venture
for a zone change on two tracts of land from "PD-3" The Shores, Planned Development
classification and one tract from "AG" Agricultural classification, to "SF-7" Single
Family Classification.

on the following described property:

See attached property description
and location map.

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-102-Z


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-102-Z

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

I am opposed 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

SUMMARY OF ZONE CHANGE

*Shores 205 Joint
Venture*

Applicants for the change in zoning are asking that two tracts currently zoned "PD-3" Planned Development, and one tract currently zoned "AG" Agricultural be rezoned to "SF-7" Single Family. One tract containing approximately 7.4 acres within PD-3, The Shores, is currently designated as cluster home attached with a maximum density of 7.5 units per acre. The remaining tract within PD-3 contains approximately 9.8 acres and is currently designated as Recreation. The remaining 30.4 acres is currently zoned Agricultural. The SF-7 classification is a single family classification that has a minimum lot size of 7,000 sq. ft.

TRACT 1

BEGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North 0° 18' 56" a distance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, of The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: South 89° 26' 57" West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of said 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;

THENCE: North 0° 33' 27" East a distance of 893.40 feet along said West line and said East line to an iron rod set at an "E11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;

THENCE: South 89° 31' 49" West a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly South line of said 86.95 acre tract to an iron rod found for a corner at the most Northerly Southwest corner of said 86.95 acre tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas;

THENCE: North 0° 25' 47" East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly West line of said 86.95 acre tract to an iron rod set for a corner;

THENCE: South 79° 54' 21" West a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the East line of said 86.95 acre tract;

THENCE: South 0° 11' 29" West a distance of 16.42 feet along said East line to an iron rod found for a corner;

THENCE: South 0° 18' 56" West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet or 30.3536 acres of land.

TRACT 2

BEGINNING at an iron rod found on the South line of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas, and at the Northeast corner of that 32.379 acre tract of land conveyed to Charles Yang by Deed Recorded in Volume 113, Page 438, Deed Records, Rockwall County, Texas, and at the Northwest corner of the above mentioned 439.7 acre tract;

THENCE: North 89° 31' 49" East along the South line of said 80.208 acre tract and the North line of said 439.7 acre tract, passing at 1044.04 feet the Southeast corner of said 80.208 acre tract and the most northerly Southwest corner of the above mentioned 86.95 acre tract and continuing a total distance of 1141.89 feet along said North line and the most Westerly South line of said 86.95 acre tract to an iron rod set for a corner;

THENCE: South 53° 14' 55" West a distance of 1183.23 feet to an iron rod set for a corner on a circular curve to the right having an angle of 18° 39' 47", a radius of 750.00 feet, and a chord that bears North 32° 36' 48" West a distance of 243.22 feet;

THENCE: Along said curve an arc distance of 244.30 feet to an iron rod set for a corner on the East line of said 32.379 acre tract and the most Northerly West line of said 439.7 acre tract;

THENCE: North 7° 14' 19" West a distance of 497.71 feet along the East line of said 32.379 acre tract and the most Northerly West line of said 439.7 acre tract to the Point of Beginning and containing 427,315 square feet or 9.8098 acres of land.

TRACT 3

BEGINNING at an iron rod set at the Southeast corner of that 32.379 acre tract of land conveyed to Charles Yang by Deed Recorded in Volume 113, Page 438, Deed Records, Rockwall County, Texas, and at the most Northerly Southwest corner of the above mentioned 439.7 acre tract;

THENCE: North 7° 14' 19" West a distance of 1251.27 feet along the East line of said 32.379 acre tract and the most Northerly West line of said 439.7 acre tract; said iron rod being on a circular curve to the left having an angle of 23° 29' 46", a radius of 750.00 feet, and a chord that bears South 35° 01' 48" East a distance of 305.41 feet;

THENCE: Along said curve an arc distance of 307.56 feet to an iron rod set at the point of reverse curvature of a circular curve to the right having an angle of 48° 10' 32", a radius of 750.00 feet, and a chord that bears South 22° 41' 25" East a distance of 612.20 feet;

THENCE: Along said curve an arc distance of 630.62 feet to an iron rod set at the point of reverse curvature of a circular curve to the left having an angle of 25° 45' 32", a radius of 750.00 feet, and a chord that bears South 11° 28' 55" East a distance of 334.35 feet;

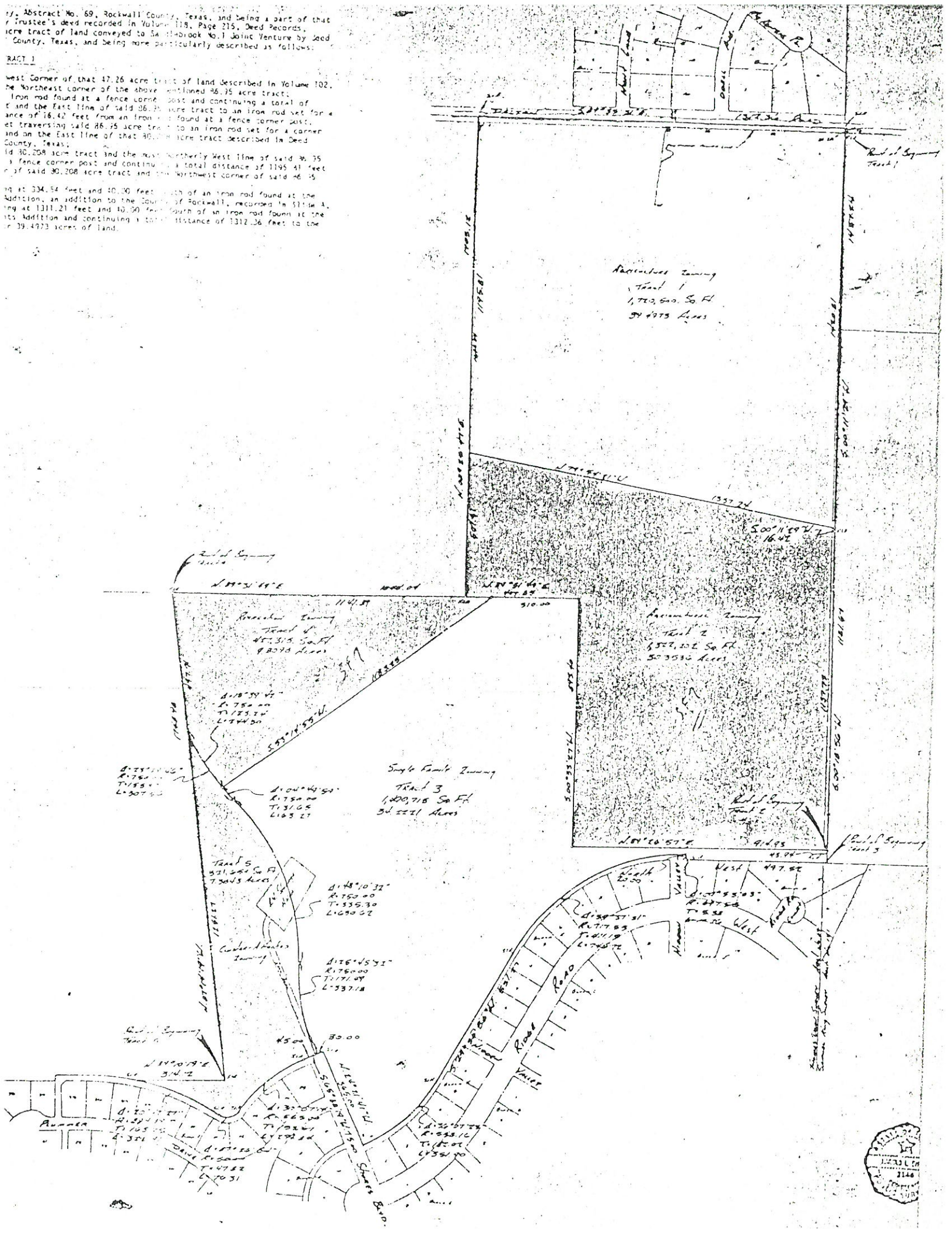
THENCE: Along said curve an arc distance of 337.18 feet to an iron rod set for a corner on the Northerly end of Shores Blvd., according to the Plat of The Shores, Phase One, an Addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

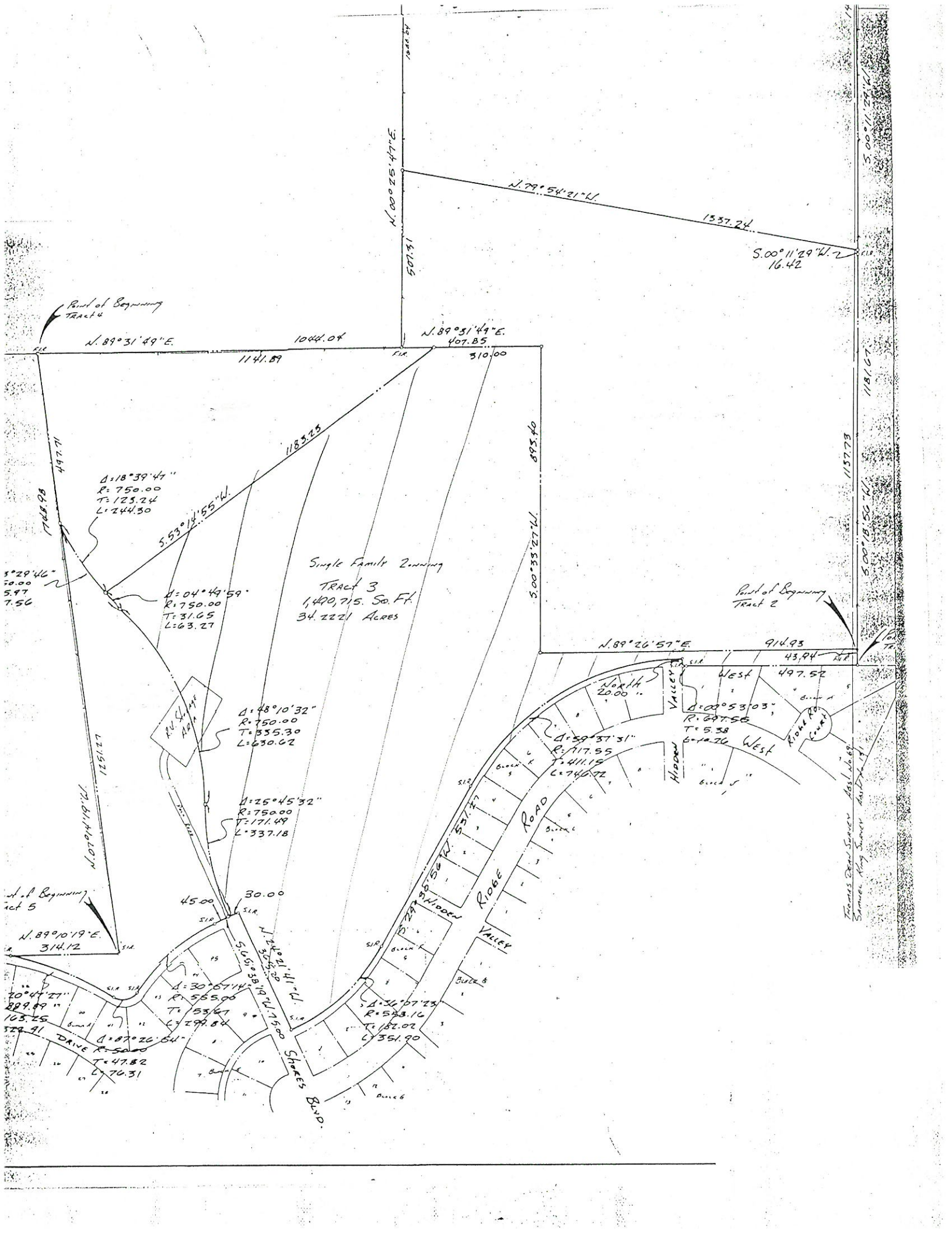
THENCE: Along the Northerly end of Shores Blvd. and then the Northerly lines of a 20 foot wide alley and the Northerly lines of said addition as follows: South 65° 38' 19" West a distance of 75.00 feet to an iron rod set for a corner at the point of curvature of a circular curve to the left having a central angle of 30° 57' 14", a radius of 555.00 feet, and a chord that bears South 50° 09' 42" West a distance of 296.20 feet to an iron rod set for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 87° 26' 54", a radius of 50.00 feet, and a chord that bears South 78° 24' 32" West a distance of 69.12 feet; Along said curve an arc distance of 76.31 feet to an iron rod set for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 20° 47' 27", a radius of 889.89 feet, and a chord that bears North 68° 15' 44" West a distance of 321.14 feet; Along said curve an arc distance of 322.91 feet to an iron rod set for a corner on the most Westerly North line of said 439.7 acre tract and on the South line of the previously mentioned 32.379 acre tract;

THENCE: North 89° 10' 19" East a distance of 314.12 feet along said line to the Point of Beginning and containing 321,659 square feet or 7.3843 acres of land.

Abstract No. 69, Rockwall County, Texas, and being a part of that Trustee's deed recorded in Volume 119, Page 215, Deed Records, acre tract of land conveyed to Saddlebrook No. 1 Joint Venture by Deed County, Texas, and being more particularly described as follows:

TRACT 1
 West Corner of that 47.26 acre tract of land described in Volume 102, the Northeast corner of the above mentioned 46.75 acre tract, an iron rod found at a fence corner post and continuing a total of 1700.00 feet and the East line of said 46.75 acre tract to an iron rod set for a distance of 16.42 feet from an iron rod found at a fence corner post, then traversing said 46.75 acre tract to an iron rod set for a corner and on the East line of that 46.75 acre tract described in Deed County, Texas;
 1/4 of 30.208 acre tract and the most Northern West line of said 46.75 acre tract fence corner post and continuing a total distance of 1195.41 feet from the Northwest corner of said 46.75 acre tract and the Northwest corner of said 46.75 acre tract at 334.54 feet and 40.00 feet south of an iron rod found at the addition, an addition to the County of Rockwall, recorded in 11144 A, being at 1311.21 feet and 40.00 feet south of an iron rod found at the addition and continuing a total distance of 1312.36 feet to the corner of 39.4773 acres of land.





N. 00° 25' 47" E.
507.31

N. 79° 54' 21" W.
1537.24

S. 00° 11' 29" W. 7
16.42

N. 89° 31' 49" E.
1044.04

N. 89° 31' 49" E.
407.85

1141.87

510.00

1183.25

895.40
5.00° 35' 27" W.

1157.73

1181.67

5.00° 18' 56" W.

Point of Beginning
Tract 4

Point of Beginning
Tract 2

Single Family Zoning
TRACT 3
1,400,715. Sq. Ft.
34.2221 Acres

D: 18° 39' 41"
R: 750.00
T: 123.24
L: 244.30

D: 04° 49' 59"
R: 750.00
T: 31.65
L: 63.27

D: 48° 10' 32"
R: 750.00
T: 335.30
L: 630.62

D: 25° 45' 32"
R: 750.00
T: 171.49
L: 337.18

D: 00° 53' 03"
R: 697.56
T: 5.38
L: 12.76

D: 59° 37' 31"
R: 717.55
T: 411.19
L: 746.72

Point of Beginning
Tract 5
N. 89° 10' 19" E.
314.12

D: 20° 44' 27"
R: 589.89
T: 163.25
L: 579.41

D: 30° 07' 14"
R: 565.00
T: 63.67
L: 291.84

D: 34° 07' 23"
R: 528.16
T: 182.02
L: 351.90

D: 87° 26' 54"
R: 50.00
T: 47.82
L: 70.31

Thomas Deal Survey April 1868
Summer King Survey 1874

SHORES BLVD.

HIDDEN RIDGE ROAD

DRIVE

HIDDEN VALLEY

West

West

North
20.00

Point of Beginning
Tract 1

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N. 89° 26' 57" E.

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Tract 2

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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for a zone change on two tracts of land from "PD-3" The Shores, Planned Development
classification and one tract from "AG" Agricultural classification, to "SF-7" Single
Family Classification.

on the following described property:

See attached property description
and location map.

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
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Jennifer J. Garrett
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-102-Z

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

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

- 1.
- 2.
- 3.

Signature Robert August
Address 1550 Champernaud

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 16th day of January, 1986, in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of Shores 205 Joint Venture

for a zone change on two tracts of land from "PD-3" The Shores, Planned Development classification and one tract from "AG" Agricultural classification, to "SF-7" Single Family Classification.

on the following described property:

See attached property description and location map.

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. 85-102-Z

Jennifer L. Garrett
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-102-Z

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

I am opposed the request for the reasons listed below.

1. Retains Single Family concept.
2. Extends SF-7 zoning.
- 3.

Signature Robert E. Edwards

Address 1340 Champion

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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Jennifer J. Garrett
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-102-Z

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

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

1. It is the best and highest use of the property.
2. increase surrounding property value
3. increase city tax income

Signature Charles C. Yang

Address 1622 Middle Down
Dallas, Tx 75243

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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City of Rockwall, Texas


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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-102-Z

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

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

- 1.
- 2.
- 3.

Signature 
Address 1425 Meandering Way

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. 85-102-Z

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

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

1. EXPAND DEVELOPMENT OF THE SHORES.
2. I AM IN FAVOR OF CHANGES ONLY IF:
3. 1) RESIDUAL CONSTRUCTION CONTINUES UNDER CURRENT ARCHITECTURAL RESTRICTIONS AND DEED RESTRICTIONS.
2) PROPER ROADWAYS ARE CONSTRUCTED FOR ACCESS TO FM 205 TO THE NORTH.

Signature 

Address 1940 RIDGE CREST PLACE

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. 85-102-Z

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

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

1. I live in the Shores & feel this is
2. a good change. This area needs
3. developing & this is the way to do it

Signature Betty Littlefield

Address 1970 Hidden Valley

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

Thank you,
City of Rockwall

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Case NO. 85-102-Z

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

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

- 1.
- 2.
- 3.

Signature Thomas R. Yount
Address 1345 Meandering Way

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

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City of Rockwall, Texas

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Case NO. 85-102-Z

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

I am opposed the request for the reasons listed below.

1. *Single family decision now may preclude*
2. *higher density later*
- 3.

Signature *Kenneth O. Garrel*
Address 1625 Plummer

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

Thank you,
City of Rockwall

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Case NO. 85-102-Z

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

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

1. Developer needs to make a safer access
2. to the Shores, off of Hwy 205. Need at
3. Least 2 entrances.

Signature John M. Bennett
Address 1610 Plummer

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. 85-102-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature WILLIAM STRANGMEYER

Address 1130 RIDGE RD. W.
ROCKWALL TX. 75087

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

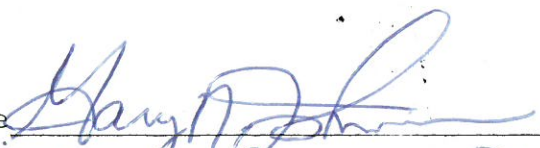
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Case NO. 85-102-Z

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

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

- 1.
- 2.
- 3.

Signature 
Address 1430 Plummer Dr.

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

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City of Rockwall, Texas

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Case NO. 85-102-Z

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

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

1. Positive improvement for area
- 2.
- 3.

Signature D. Ringer
Address 1940 Hidden Valley

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

Thank you,
City of Rockwall

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Case NO. 85-102-Z

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

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

1. We are in favor of Single family home construction in all instances.
2. We are in favor of more aggressive development of The Shores
- 3.

Signature Donna D. Pickett

Address 1605 Plummer Dr.

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. 85-102-Z

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

I am opposed the request for the reasons listed below.

1. I want to see only single family homes here.
2. I have reservations about minimum lots of 7000 ft². 10600 ft² is more appropriate.
3. ONE SERIOUS RESERVATION: THERE IS CURRENTLY NO PARK/RECREATION AREA SET ASIDE IN THE SHORES. TRACT 3 OFF SHORES BLVD OR HIDDEN VALLEY, OR TRACT 2 OFF HIDDEN VALLEY, SHOULD DEVOTE 3 TO 5 ACRES TO A PARK.

Signature Alan P. Smith

Address 1905 Hidden Valley

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

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BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Case NO. 85-102-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature David W. Swartout
Address 1445 Plummer DR

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

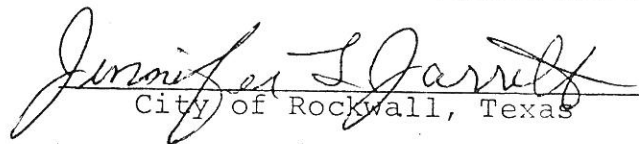
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City of Rockwall, Texas

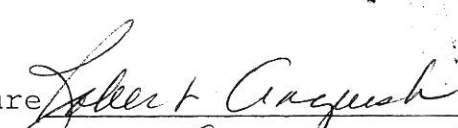
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I am in favor of the request for the reasons listed below. X

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

- 1.
- 2.
- 3.

Signature 

Address 1550 Champions

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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City of Rockwall, Texas

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Case NO. 85-102-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature Rob & Doris Mills
Address 1170 Ridge Road West

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

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

1. owner has not explained how land will be developed
2. and how addition access to area is being
3. planned.

Signature Margoneta A. Nielsen
Address 1655 Shores Blvd

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

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City of Rockwall

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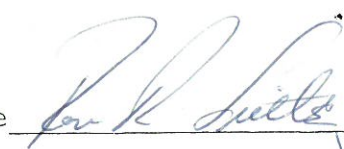
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I am in favor of the request for the reasons listed below. _____

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

1. LOT SIZE MINIMUM TOO SMALL
2. VALUE OF HOMES PLANNED
- 3.

Signature 
Address 1520 Cherokee St.

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

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

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

1. THE AREA PROPOSED WILL ACCESS THRU RIDGE ROAD WEST. THIS WILL BE TOO MUCH TRAFFIC FOR THIS ROAD.
2. A 900 # HOUSE IS NOT UP TO THE HIGHER STANDARDS OF THE SHORES. THIS WILL DEVALUE THE PROPERTY IN THE SHORES.
- 3.

Signature George W. Lubke

Address 1560 CHAMPIONS DR.

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

Thank you,
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Case NO. 85-102-Z

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

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

1. Quality, size, density has not been presented
- 2.
- 3.

Robert E. White
Signature [Signature]
Address 1730 Champion Dr

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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o'clock P . M. on the 16th day of January, 1986, in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Shores 205 Joint Venture

for a zone change on two tracts of land from "PD-3" The Shores, Planned Development
classification and one tract from "AG" Agricultural classification, to "SF-7" Single
Family Classification.

on the following described property:

See attached property description
and location map.

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-102-Z

Jennifer J. Garrett
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-102-Z

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

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

1. Lower priced homes will devalue existing homes
2. Insufficient Access will result in heavy Ridgerd W. traffic
3. Loss of recreational will affect ability to pro-
vide rec. area for children

Signature James H. David

Address 1645 Plummer Dr

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

Thank you,
City of Rockwall

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Case NO. 85-102-Z

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

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

- 1.
- 2.
- 3.

Signature Raymond E. Sloan

Address 1485 Rowland

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

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

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

1. HIGH DENSITY (7000 sq ft)
2. LOW COST HOUSING
3. MANY LOTS STILL AVAILABLE IN THE SHORES.

Signature Paul S. Foster

Address 1455 PLUMMER DRIVE

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

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

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

1. Too densely populated For ACCESSABILITY
2. Too much DIFFERENCE IN DEED RESTRICTIONS. EXISTING HOMES FAR TOO NICE FOR 900 SQ. FT. HOUSES TO BE IN SAME NEIGHBORHOOD.
3. WILL LESSEN VALUE OF EXISTING RESIDENCES

Signature A.T. Kurrie
Address 1309 Meandering Way

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

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

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

- 1.
 - 2.
 - 3.
- FOUND THIS IMPOSSIBLE TO RESPOND TO
BECAUSE ENCL. INFO & MAP ILLEGIBLE EVEN
WITH MAGNIFICATION. SUGGEST IMPROVED
CHARIFICATION OF MAPS & ZONING INFO IN
THE FUTURE.*

THANK YOU

Signature M/M EDW. G. WINKLER

Address 3053 N. COLIAD

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

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature J. J. Ledford
Address 1105 Ridges Rd W.

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

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Case NO. 85-102-Z

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

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

1. Proposed change will improve property values
- 2.
- 3.

Signature Raymond B Walker
Address 1980 Ridge Crest Place

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

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Case NO. 85-102-Z

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

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

1. Recreational Area of 9.6 acres should not be reclassified
2. as residential, it should remain recreational!
3. lot size proposed dictates smaller lots & homes than
12 Phase one with ^{limited} ~~the~~ access to that area via Ridge
Road West, which is heavily traveled north

Signature Robert L. Cunningham

Address 1190 Ridge Road West

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

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Case NO. 85-102-Z

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

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

1. THE PROPOSAL OF ADDITIONAL HOUSES WILL CAUSE TRAFFIC
FLOW PROBLEM TO EXIT ON HIGHWAY 205
2. _____
3. TYPE OF HOUSE CONSTRUCTION PROPOSED IS NOT UP
TO THE STANDARD OF PRESENT HOUSES IN THIS AREA,
AS A HOMEOWNER IN THE
AREA I AM OPPOSED TO THIS
REQUEST.

Signature John O. Miller
Address 1540 Champion Dr.

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

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Case NO. 85-102-Z

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

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

- 1. Lot size to small - recommend @ least 10,000*
- 2. Unless there are two banded homes square footage*
- 3. would probably be about 2,000 +*

Signature *Richard W. Hefls*
Address *1020 Fudge Blvd*

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

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

1. 10 acres should not be summarily taken from recreational inventory
 2. of PD3, it could be relocated elsewhere in PD3.
 3. SF-7 permits a minimum building size of 900 ft². This is not
appropriate for The Shores. A minimum of 2000 ft² should be stated
as part of PD3.
- Major access will be a significant problem. Rd. of Road West cannot
handle an additional 170 homes
plus 120 homes on the existing
S-F 7 area
- Signature James B. Caslow
Address 1845 Hidden Hills

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

Thank you,
City of Rockwall

205 West Rusk



Rockwall, Texas 75087-3793

CITY OF ROCKWALL
"THE NEW HORIZON"

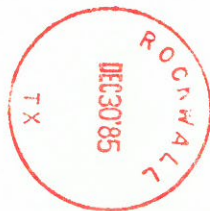
Reason checked
Unclaimed _____ refused
Attempts not known _____
Insufficient address _____
No such street _____ number _____
No such office in state _____
Do not remain in this envelope



HOLT JBE F
202 GLENN
ROCKWALL, TX 75087

106

Jennifer



ND ZONING COMMISSION
WALL, TEXAS

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of _____ January, 1986, _____ in
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Jennifer J. Garrett
City of Rockwall, Texas

and mailed to the City Planning and
et, Rockwall, Texas 75087.

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ons listed below. _____

Signature _____

Address _____

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Thank you,
City of Rockwall

205 West Rusk



Rockwall, Texas 75087-3793

CITY OF ROCKWALL
"THE NEW HORIZON"

CITY PLANNING AND ZONING COMMISSION
ROCKWALL, TEXAS

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Signature _____

Address _____

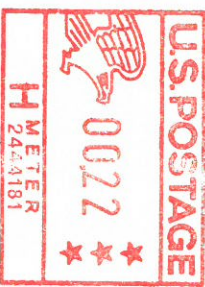
Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

MORGAN PATRICK F ET UX
200 RIDGE CREST PLACE
ROCKWALL, TX 75087

MWF

REASON CHECKED
Unclaimed _____ Refused _____
Attempted Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not remail in this envelope



PXZ

MOR 00 6R0438N1 01/04/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

205 West Rusk



Rockwall, Texas 75087-3793

CITY OF ROCKWALL
"THE NEW HORIZON"

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Jennifer L. Garrett
City of Rockwall, Texas

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reasons listed below. _____

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Signature _____

Address _____

MCCARLEY RONALD L ETUX
708 W RUSK
ROCKWALL, TX 75087

NO such number



Jennifer

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Thank you,
City of Rockwall