

630-2

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-3P Filing Fee _____ Date JAN 27, 1986
Applicant WHITTLE DEVELOPMENT Phone 722-5238
Mailing Address 1101 RIDGE ROAD, ROCKWALL TX

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

P.D. 9 TO BE REVISED ACCORDING TO ATTACHED PLAN District Classification
to G.R., MF-14, S.F. 7, S.F. 72.5 + S.F. 15 District Classification

for the following reasons: (attach separate sheet if necessary)

DEVELOPMENT + MARKETING

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.

Signed ROB WHITTLE, OWNER
BY JAN R. HALL

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.

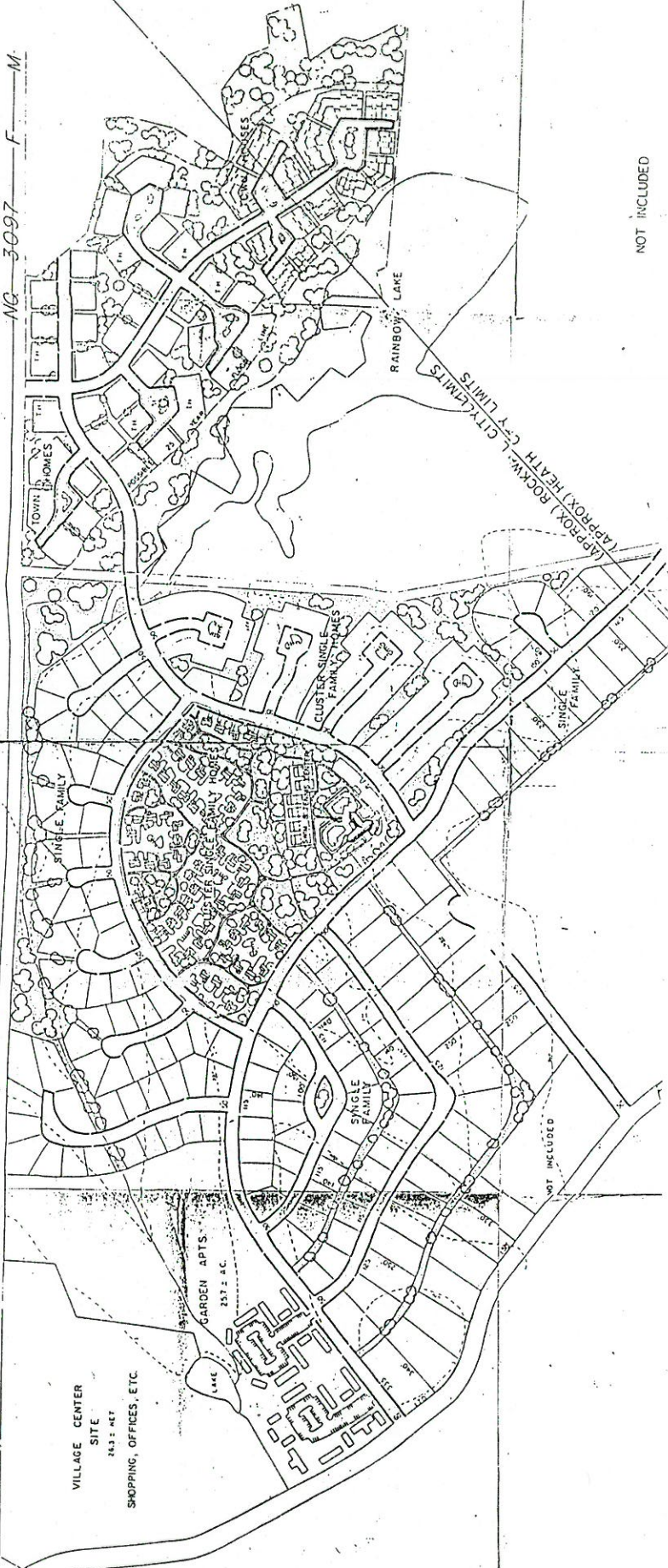
Jan R. Hall
Surveyor or Attorney for Applicant
(Mark out one)

HAROLD L. EVANS + ASSOCIATES
CONSULTING ENGINEERS

ROAD

MG 3097 F M

b-cid



NOT INCLUDED

NOT INCLUDED

VILLAGE CENTER
SITE
243 ± A.C.
SHOPPING, OFFICES, ETC.

GARDEN APTS.
257 ± A.C.

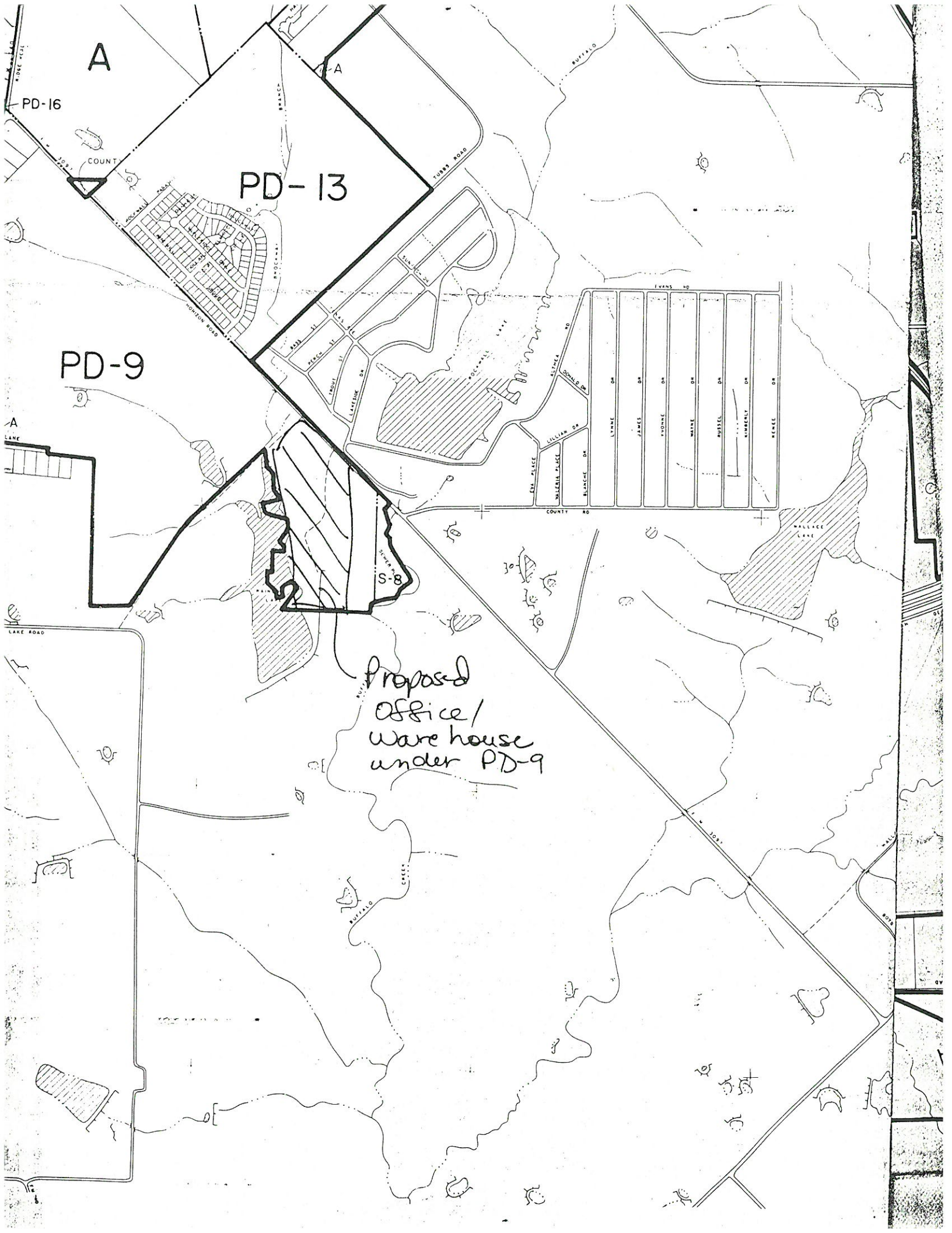
TOWN HOMES

CLUSTER SINGLE
FAMILY HOMES

SINGLE
FAMILY

RAINBOW LAKE

APPROX. ROCKWELL CITY LIMITS



A

PD-16

PD-13

PD-9

S-8

Proposed
Office/
Warehouse
under PD-9

COUNTY

BUFFALO
CREEK

EVANS RD
BLANCHE DR
JAMES DR
LYNNE DR
WILLIAM DR
LILLIAN DR
LUCILLE DR
LAVINE DR
FRONT ST
PEARL ST
ASH ST

EVANS RD
BLANCHE DR
JAMES DR
LYNNE DR
WILLIAM DR
LILLIAN DR
LUCILLE DR
LAVINE DR
FRONT ST
PEARL ST
ASH ST

A
LAKE

LAKE ROAD

WALLACE LAKE

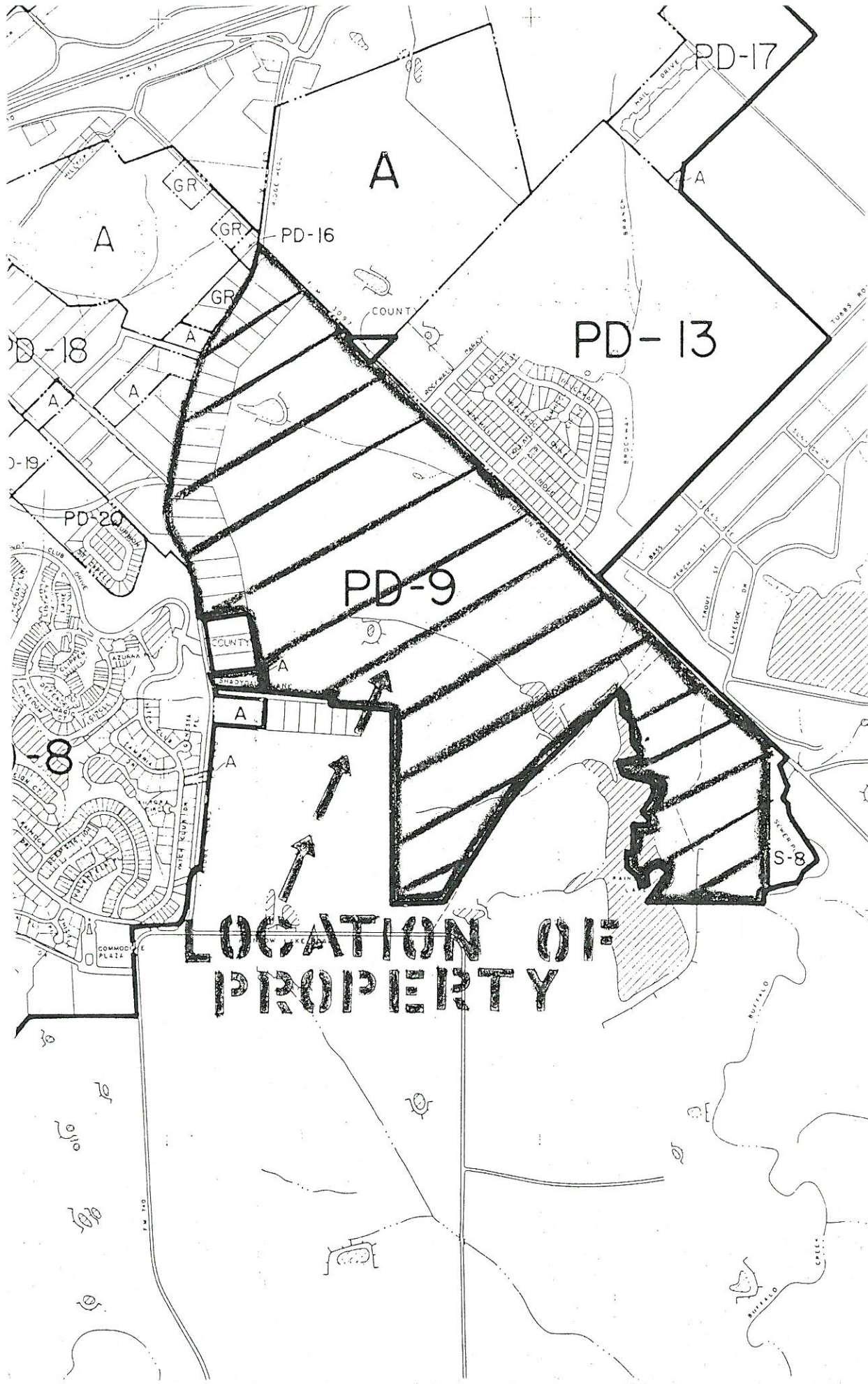
BUFFALO

TUNNEY ROAD

EVANS RD

WALLACE

RD



LOCATION OF PROPERTY

R/O
Rockwall
Lake
Estates

ECHO LAKE

TR 2
82.7 ACS

Happy
Country

54273

TR 3 168.14 ACS
TR 3-1R 267.1 ACS

TR 3-1
5.68 ACS

North
Twp
water

T.W. Jones,
Marcy & Combs
Tarrant
TR 126-1
Carr
Carr

TR 20-1 AC
TR 20-1 9.52 ACS

TR 20-3 1 AC	TR 20-2 1 AC	TR 20-1 1 AC
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TR 26
14.42

TR 93 1 AC
TR 93-1 6 ACS
TR 93-12R

Eric Hughes

TR 20-5
.287 AC

TR 124
2 ACS

J.E. Vernetta
stansell

DEF

5/17/90

OFFICE / WAREHOUSE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly South-east corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;

THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South $45^{\circ} 35' 20''$ East a distance of 2225.71 feet to a concrete highway monument; South $44^{\circ} 03' 08''$ East a distance of 900.21 feet to a concrete highway monument; South $45^{\circ} 31' 22''$ East a distance of 802.41 feet to a point for a corner;

THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South $10^{\circ} 28' 38''$ West a distance of 662.77 feet to a point for a corner; South $44^{\circ} 24' 40''$ West a distance of 334.49 feet to a point for a corner; South $45^{\circ} 31' 22''$ West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of $9^{\circ} 03' 08''$, a radius of 855.00 feet and a chord that bears North $22^{\circ} 53' 06''$ East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North $62^{\circ} 35' 20''$ West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of $6^{\circ} 10' 17''$ and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North $56^{\circ} 25' 03''$ West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $24^{\circ} 17' 02''$ and a radius of 2794.27 feet; Along said curve an arc distance of 1184.31 feet to a point for a corner; South $6^{\circ} 13' 40''$ West a distance of 248.22 feet to the point of curvature of a circular curve to the right having a central angle of $33^{\circ} 12' 39''$, a radius of 893.99 feet, and a chord that bears South $24^{\circ} 58' 40''$ East a distance of 510.97 feet; Along said curve an arc distance of 518.19 feet to a point for a corner; South $8^{\circ} 22' 20''$ East a distance of 189.80 feet to a point for a corner; and South $81^{\circ} 37' 40''$ West a distance of 280.00 feet to a point for a corner on the Easterly line of F.M. 740;

THENCE: Along said Easterly line of F.M. 740 as follows: North $8^{\circ} 22' 20''$ West a distance of 189.80 feet to the point of curvature of a circular curve to the left having a central angle of $24^{\circ} 11' 00''$ and a radius of 613.99 feet; Along said curve an arc distance of 259.15 feet to a point for a corner; North $32^{\circ} 33' 20''$ West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of $38^{\circ} 47' 00''$ and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North $6^{\circ} 13' 40''$ East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of $9^{\circ} 33' 00''$ and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North $15^{\circ} 46' 40''$ East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of $21^{\circ} 50' 00''$ and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North $37^{\circ} 36' 40''$ East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of $19^{\circ} 16' 00''$ and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North $18^{\circ} 20' 40''$ East a distance of 69.72 feet to a point for a corner; and North $74^{\circ} 40' 57''$ East a distance of 103.42 feet to the Point of Beginning and Containing 115.139 Acres of Land.

Harold L. Evans, Consulting Engineer

January 27, 1986

MULTI-FAMILY

MF-1514

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 125.00 feet along said Easterly line to a point for a corner;
THENCE: North 81° 37' 40" East a distance of 280.00 feet traversing said Tract 5 to the Point of Beginning;
THENCE: Traversing said Tract 5 and Tract 6 as follows: North 8° 22' 20" West a distance of 189.80 feet to the point of curvature of a circular curve to the left having a central angle of 33° 12' 39" and a radius of 893.99 feet; Along said curve an arc distance of 518.19 feet to a point for a corner; North 6° 13' 40" East a distance of 248.22 feet to a point for a corner on a circular curve to the right having a central angle of 24° 17' 02", a radius of 2794.27 feet and a chord that bears South 68° 33' 34" East a distance of 1175.46 feet; Along said curve an arc distance of 1184.31 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 26° 00' 00", a radius of 855.00 feet, and a chord that bears South 14° 24' 40" West a distance of 384.67 feet; Along said curve an arc distance of 387.99 feet to a point for a corner; South 1° 24' 40" West a distance of 459.20 feet to the point of curvature of a circular curve to the right having a central angle of 19° 34' 00" and a radius of 855.00 feet; Along said curve an arc distance of 291.99 feet to a point for a corner; South 20° 58' 40" West a distance of 247.06 feet to the point of curvature of a circular curve to the right having a central angle of 3° 13' 22" and a radius of 2000.00 feet; Along said curve an arc distance of 112.50 feet to a point for a corner; North 65° 48' 57" West a distance of 186.85 feet to the point of curvature of a circular curve to the left having a central angle of 23° 30' 20" and a radius of 175.00 feet; Along said curve an arc distance of 71.79 feet to a point for a corner; North 89° 18' 18" West a distance of 273.59 feet to the point of curvature of a circular curve to the right having a central angle of 90° 00' 00" and a radius of 175.00 feet; Along said curve an arc distance of 274.89 feet to a point for a corner; North 0° 41' 42" East a distance of 952.33 feet to a point for a corner; North 85° 31' 09" West a distance of 198.25 feet to the point of curvature of a circular curve to the right having a central angle of 28° 53' 15" and a radius of 200.92 feet; Along said curve an arc distance of 101.30 feet to the point of reverse curvature of a circular curve to the left having a central angle of 28° 53' 15" and a radius of 200.92 feet; Along said curve an arc distance of 101.30 feet to a point for a corner; North 85° 31' 09" West a distance of 548.25 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 410.43 feet to a point for a corner; and South 81° 37' 40" West a distance of 196.19 feet to the Point of Beginning and Containing 67.048 Acres of Land.

Harold L. Evans, Consulting Engineer
January 27, 1986

SINGLE FAMILY

SF-7

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North $8^{\circ} 22' 20''$ West a distance of 125.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North $81^{\circ} 37' 40''$ East a distance of 476.19 feet to a point for a corner; South $8^{\circ} 22' 20''$ East a distance of 410.43 feet to the point of curvature of a circular curve to the left having a central angle of $77^{\circ} 08' 49''$ and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South $85^{\circ} 31' 09''$ East a distance of 548.25 feet to the point of curvature of a circular curve to the right having a central angle of $28^{\circ} 53' 15''$ and a radius of 200.92 feet; Along said curve an arc distance of 101.30 feet to the point of reverse curvature of a circular curve to the left having a central angle of $28^{\circ} 53' 15''$ and a radius of 200.92 feet; Along said curve an arc distance of 101.30 feet to a point for a corner; South $85^{\circ} 31' 09''$ East a distance of 198.25 feet to a point for a corner; South $0^{\circ} 41' 42''$ West a distance of 952.33 feet to the point of curvature of a circular curve to the left having a central angle of $28^{\circ} 48' 39''$ and a radius of 175.00 feet; Along said curve an arc distance of 88.00 feet to a point for a corner; and South $61^{\circ} 53' 03''$ West a distance of 167.38 feet to a point for a corner on the West line of said Tract 6;
THENCE: North $0^{\circ} 41' 42''$ East along said West line, passing at 850.00 feet the North corner of said Tract 6 and continuing a total distance of 1000.33 feet to a point for a corner;
THENCE: Traversing Tract 5 as follows: North $85^{\circ} 31' 09''$ West a distance of 81.25 feet to the point of curvature of a circular curve to the right having a central angle of $28^{\circ} 53' 15''$ and a radius of 325.92 feet; Along said curve an arc distance of 164.32 feet to the point of reverse curvature of a circular curve to the left having a central angle of $28^{\circ} 53' 15''$ and a radius of 75.92 feet; Along said curve an arc distance of 38.28 feet to a point for a corner; and North $85^{\circ} 31' 09''$ West a distance of 787.51 feet to a point for a corner on the West lines of said Tract 5;
THENCE: Along said West lines as follows: North $8^{\circ} 22' 20''$ West a distance of 524.69 feet; and South $81^{\circ} 37' 40''$ West a distance of 351.19 feet to the Point of Beginning and Containing 8.872 Acres of Land.

Harold L. Evans, Consulting Engineer
January 27, 1986

SINGLE FAMILY

SF-1015

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; South 52° 42' 43" East a distance of 201.26 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for a corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet; South 18° 44' West a distance of 107.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
THENCE: North 0° 41' 42" East a distance of 632.21 feet along said West line to a point for a corner;
THENCE: Traversing said Tract 5 & 6 as follows: North 61° 53' 03" East a distance 167.38 feet to the point of curvature of a circular curve to the left having a central angle of 61° 11' 21", a radius of 175.00 feet, and a chord that bears South 58° 42' 37" East a distance of 178.14 feet; Along said curve an arc distance of 186.89 feet to a point for a corner; South 89° 18' 18" East a distance of 273.59 feet to the point of curvature of a circular curve to the right having a central angle of 23° 30' 20" and a radius of 175.00 feet; Along said curve an arc distance of 71.79 feet to a point for a corner; South 65° 47' 58" East a distance of 186.85 feet to a point for a corner on a circular curve to the left having a central angle of 3° 13' 22", a radius of 2000.00 feet and a chord that bears North 22° 35' 21" East a distance of 112.48 feet; Along said curve an arc distance of 112.49 feet to a point for a corner;

SINGLE FAMILY

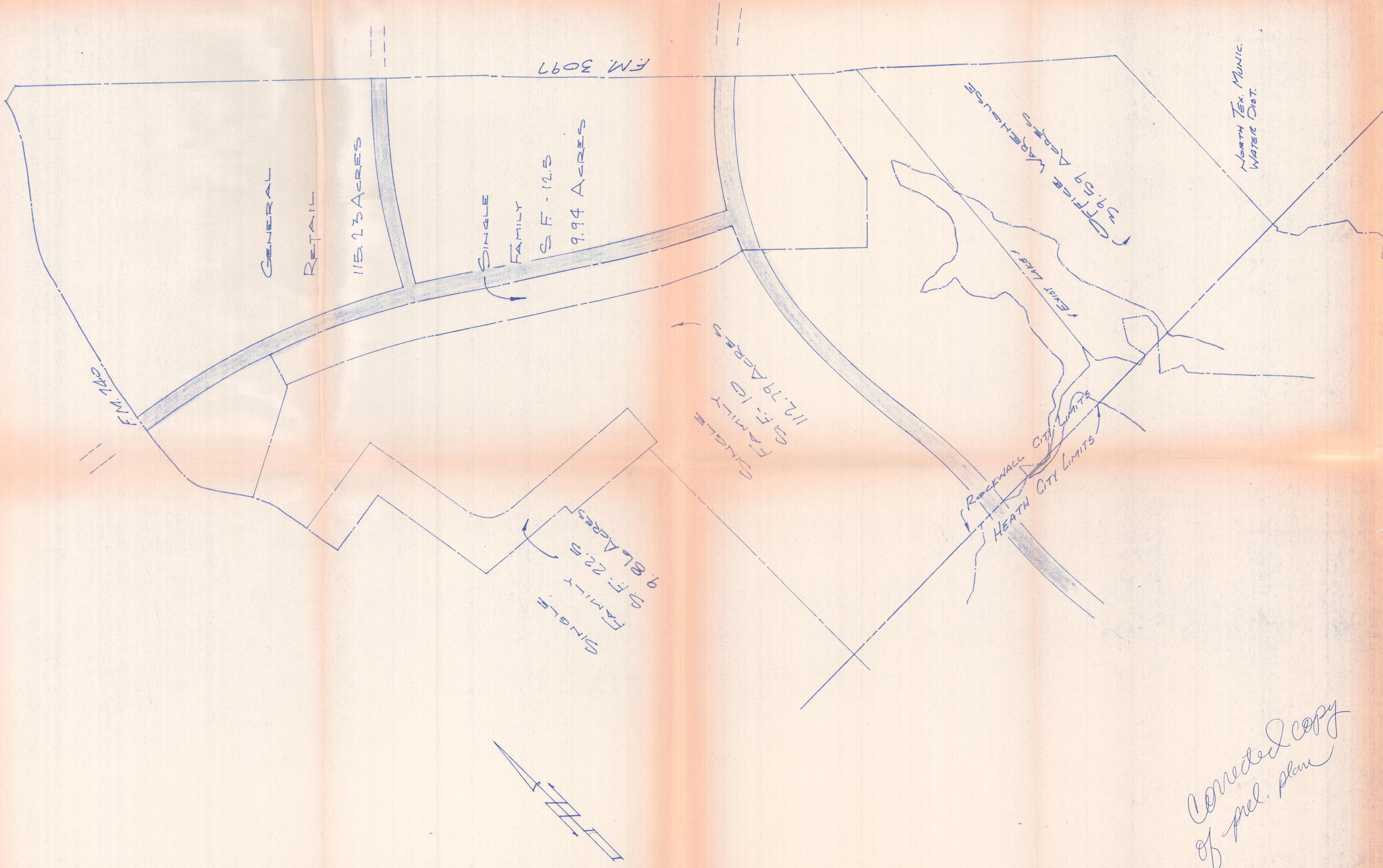
SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

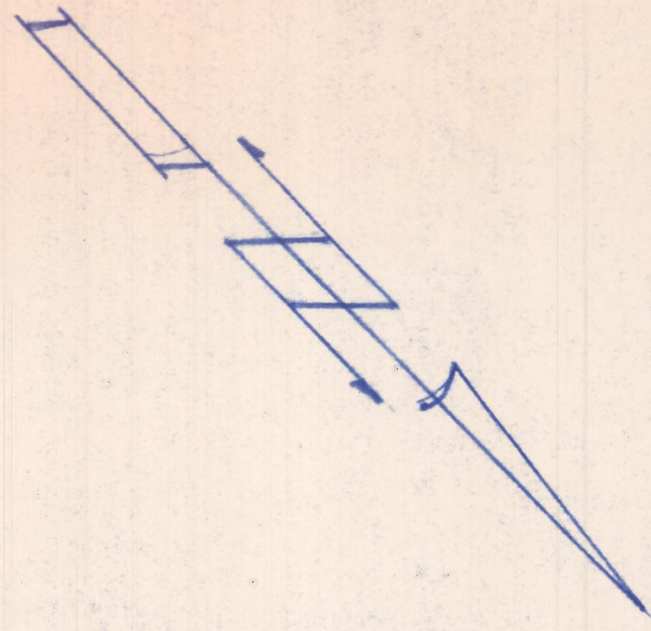
BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North $81^{\circ} 37' 40''$ East a distance of 351.19 feet along the most Westerly South line of said Tract 5 to a point for a corner;
THENCE: South $8^{\circ} 22' 20''$ East a distance of 524.69 feet along a West line of said Tract 5 to the Point of Beginning;
THENCE: Traversing said Tract 5 as follows: South $85^{\circ} 31' 09''$ East a distance of 787.51 feet to the point of curvature of a circular curve to the right having a central angle of $28^{\circ} 53' 15''$ and a radius of 75.92 feet; Along said curve an arc distance of 38.28 feet to the point of reverse curvature of a circular curve to the left having a central angle of $28^{\circ} 53' 15''$ and a radius of 325.92 feet; Along said curve an arc distance of 164.32 feet to a point for a corner; South $85^{\circ} 31' 09''$ East a distance of 81.25 feet to a point for a corner; and South $0^{\circ} 41' 42''$ West a distance of 150.33 feet to a point for a corner;
THENCE: Along the Southerly lines and then a Westerly line of said Tract 5 as follows: North $85^{\circ} 31' 09''$ West a distance of 515.68 feet to a point for a corner; North $5^{\circ} 01' 51''$ East a distance of 50.00 feet to a point for a corner; North $85^{\circ} 31' 09''$ West a distance of 523.38 feet to a point for a corner; and North $8^{\circ} 22' 20''$ West a distance of 153.86 feet to the Point of Beginning and Containing 3.969 Acres of Land.

Harold L. Evans, Consulting Engineer
January 27, 1986



Corrected copy
 of prel. plan



SINGLE FAMILY
S.F. 22.5
9.86 Acres

SINGLE FAMILY
S.F. 10
112.79 Acres

SINGLE FAMILY
S.F. 12.5
9.94 Acres

115.23 Acres

RETAIL

GENERAL

F.M. 3097

F.M. 245

Rockwall
HEATH
CITY LIMITS

EXIST LINES

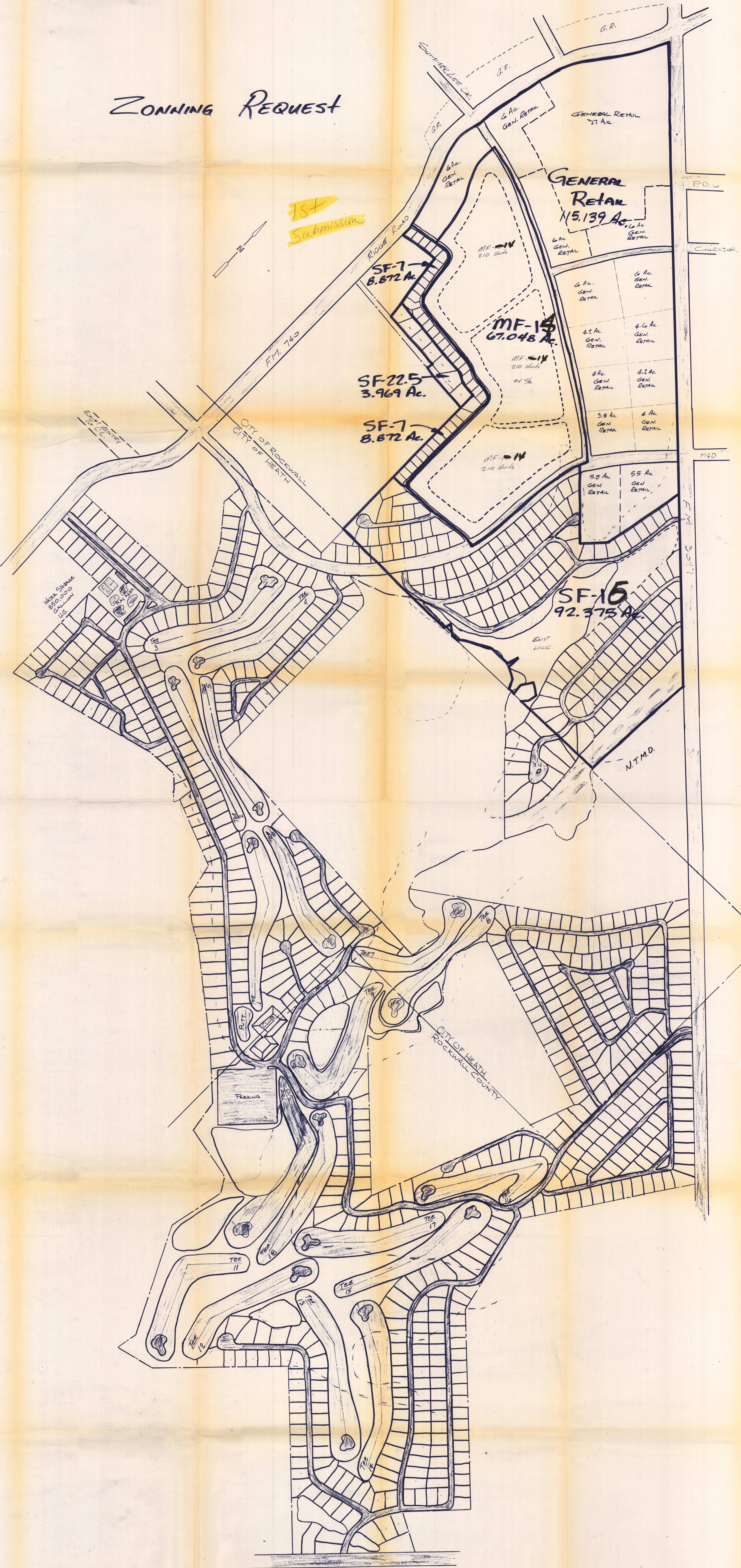
OFFICE WAREHOUSE
39.59 Acres

North Tex. Munic.
Water Dist.

unmarked does not
show amount above
per 12.5
area
copy of
pre plan

ZONING REQUEST

784
Submission



P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
 - a) Without fire retardant wall - 6 feet
 - b) With fire retardant wall - 0 feet
 - c) Abutting residential zoned property - 20 feet
 - d) Abutting arterial from right-of-way - 25 feet
 - e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
 - a) Abutting non-residential property with fire wall - 0 feet
 - b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) Structures - non-combustible - 100 feet
 - b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
 - a) On arterial (street frontage) - 1 per 200 feet
 - b) On collector (street frontage) - 1 per 100 feet
 - c) On local street frontage - 1 per 50 feet

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.
2. In addition to those defined, include the following:
 - a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.
 - b) Furniture Store with front showroom and warehouse storage within the same building or similar business.
 - c) Hardware Store with showroom and warehouse storage within the same building or similar business.
 - d) Pastery Shop with cooking facilities within the same building or similar business.
 - e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.
 - f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.
 - g) Small Business Office with or without showroom, with or without warehouse storage within the same building.
3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.
4. Light Industry and Manufacturing with or without front showroom and with or without warehouse storage within the same building or similar business under conditional use permit.

PROJECT SUMMARY

The applicant, Whittle Development, has submitted a request to revise the preliminary plan for PD-9, Planned Development No. 9. The applicant proposes to revise the plan to include the following land uses and acreage for those uses:

<u>Land Use</u>	<u>Acreage</u>	
1. General Retail	115.139	
2. MF-14 Multifamily Maximum Density - 14/units/acre	67.048	
3. SF-7 Single Family Minimum Lot Size of 7,000 sq. ft.	8.872	
4. SF-22.5 Single Family Minimum lot size of 22,500 sq. ft.	3.969	
5. SF-15 Single Family Minimum lot size of 15,000 sq. ft.	92,376	
	<u>287.40</u>	Total Acres

A copy of the preliminary plan with the location of the proposed uses is available for viewing at the City Hall, 205 West Rusk, Rockwall.

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
 - a) Without fire retardant wall - 6 feet
 - b) With fire retardant wall - 0 feet
 - c) Abutting residential zoned property - 20 feet
 - d) Abutting arterial from right-of-way - 25 feet
 - e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
 - a) Abutting non-residential property with fire wall - 0 feet
 - b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) Structures - non-combustible - 100 feet
 - b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
 - a) On arterial (street frontage) - 1 per 200 feet
 - b) On collector (street frontage) - 1 per 100 feet
 - c) On local street frontage - 1 per 50 feet

MULTI-FAMILY

MF-1874

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 125.00 feet along said Easterly line to a point for a corner;
THENCE: North 81° 37' 40" East a distance of 280.00 feet traversing said Tract 5 to the Point of Beginning;
THENCE: Traversing said Tract 5 and Tract 6 as follows: North 8° 22' 20" West a distance of 189.80 feet to the point of curvature of a circular curve to the left having a central angle of 33° 12' 39" and a radius of 893.99 feet; Along said curve an arc distance of 518.19 feet to a point for a corner; North 6° 13' 40" East a distance of 248.22 feet to a point for a corner on a circular curve to the right having a central angle of 24° 17' 02", a radius of 2794.27 feet and a chord that bears South 68° 33' 34" East a distance of 1175.46 feet; Along said curve an arc distance of 1184.31 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 26° 00' 00", a radius of 855.00 feet, and a chord that bears South 14° 24' 40" West a distance of 384.67 feet; Along said curve an arc distance of 387.99 feet to a point for a corner; South 1° 24' 40" West a distance of 459.20 feet to the point of curvature of a circular curve to the right having a central angle of 19° 34' 00" and a radius of 855.00 feet; Along said curve an arc distance of 291.99 feet to a point for a corner; South 20° 58' 40" West a distance of 247.06 feet to the point of curvature of a circular curve to the right having a central angle of 3° 13' 22" and a radius of 2000.00 feet; Along said curve an arc distance of 112.50 feet to a point for a corner; North 65° 48' 57" West a distance of 186.85 feet to the point of curvature of a circular curve to the left having a central angle of 23° 30' 20" and a radius of 175.00 feet; Along said curve an arc distance of 71.79 feet to a point for a corner; North 89° 18' 18" West a distance of 273.59 feet to the point of curvature of a circular curve to the right having a central angle of 90° 00' 00" and a radius of 175.00 feet; Along said curve an arc distance of 274.89 feet to a point for a corner; North 0° 41' 42" East a distance of 952.33 feet to a point for a corner; North 85° 31' 09" West a distance of 198.25 feet to the point of curvature of a circular curve to the right having a central angle of 28° 53' 15" and a radius of 200.92 feet; Along said curve an arc distance of 101.30 feet to the point of reverse curvature of a circular curve to the left having a central angle of 28° 53' 15" and a radius of 200.92 feet; Along said curve an arc distance of 101.30 feet to a point for a corner; North 85° 31' 09" West a distance of 548.25 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 410.43 feet to a point for a corner; and South 81° 37' 40" West a distance of 196.19 feet to the Point of Beginning and Containing 67.048 Acres of Land.

Harold L. Evans, Consulting Engineer
January 27, 1986

*Whittle*GENERAL RETAILSTATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South $45^{\circ} 35' 20''$ East a distance of 2225.71 feet to a concrete highway monument; South $44^{\circ} 03' 08''$ East a distance of 900.21 feet to a concrete highway monument; South $45^{\circ} 31' 22''$ East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South $10^{\circ} 28' 38''$ West a distance of 662.77 feet to a point for a corner; South $44^{\circ} 24' 40''$ West a distance of 334.49 feet to a point for a corner; South $45^{\circ} 31' 22''$ West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of $9^{\circ} 03' 08''$, a radius of 855.00 feet and a chord that bears North $22^{\circ} 53' 06''$ East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North $62^{\circ} 35' 20''$ West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of $6^{\circ} 10' 17''$ and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North $56^{\circ} 25' 03''$ West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $15^{\circ} 09' 27''$ and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South $18^{\circ} 25' 30''$ West a distance of 190.00 feet to a point for a corner; and South $62^{\circ} 35' 43''$ West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of $5^{\circ} 09' 03''$, a radius of 613.99 feet, and a chord that bears North $29^{\circ} 58' 48''$ West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North $32^{\circ} 33' 20''$ West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of $38^{\circ} 47' 00''$ and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North $6^{\circ} 13' 40''$ East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of $9^{\circ} 33' 00''$ and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North $15^{\circ} 46' 40''$ East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of $21^{\circ} 50' 00''$ and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North $37^{\circ} 36' 40''$ East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of $19^{\circ} 16' 00''$ and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North $18^{\circ} 20' 40''$ East a distance of 69.72 feet to a point for a corner; and North $74^{\circ} 40' 57''$ East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
 THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
 THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
 THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
 THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
 THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
 THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
 THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
 THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
 THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
 THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet. Along said curve an arc distance of 601.60 feet to a point for a corner;

North $20^{\circ} 58' 40''$ East a distance of 247.06 feet to the point of curvature of a circular curve to the left having a central angle of $19^{\circ} 34' 00''$ and a radius of 855.00 feet; Along said curve an arc distance of 291.99 feet to a point for a corner; North $1^{\circ} 24' 40''$ East a distance of 459.20 feet to the point of curvature of a circular curve to the right having a central angle of $16^{\circ} 56' 52''$ and a radius of 855.00 feet; Along said curve an arc distance of 252.91 feet; South $45^{\circ} 31' 22''$ East a distance of 638.11 feet to a point for a corner; North $44^{\circ} 24' 20''$ East a distance of 334.49 feet to a point for a corner; and North $10^{\circ} 28' 38''$ East a distance of 662.77 feet to the Point of Beginning and Containing 92.375 Acres of Land.

Harold L. Evans, Consulting Engineer

January 27, 1986

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;

THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;

THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;

THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows: North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North $8^{\circ} 22' 20''$ West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of $19^{\circ} 01' 57''$ and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North $62^{\circ} 35' 43''$ East a distance of 588.16 feet; and North $18^{\circ} 25' 30''$ East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North $18^{\circ} 25' 30''$ East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of $15^{\circ} 09' 27''$, a radius of 2794.27 feet, and a chord that bears South $63^{\circ} 59' 47''$ East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South $56^{\circ} 25' 03''$ East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $6^{\circ} 10' 17''$, and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South $62^{\circ} 35' 20''$ East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of $9^{\circ} 03' 08''$, a radius of 855.00 feet, and a chord that bears South $22^{\circ} 53' 06''$ West a distance of 134.94 feet; Along said curve an arc distance of 173.73 feet to a point for a corner; North $77^{\circ} 45' 55''$ West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of $6^{\circ} 10' 17''$ and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North $56^{\circ} 25' 03''$ West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $15^{\circ} 09' 27''$ and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

OFFICE / WAREHOUSE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South $45^{\circ} 35' 20''$ East a distance of 2225.71 feet to a concrete highway monument;
South $44^{\circ} 03' 08''$ East a distance of 900.21 feet to a concrete highway monument;
South $45^{\circ} 31' 22''$ East a distance of 999.27 feet to a concrete highway monument;
and South $52^{\circ} 42' 43''$ East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South $52^{\circ} 42' 43''$ East a distance of 67.16 feet to a point for a corner; South $45^{\circ} 38' 43''$ East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of $2^{\circ} 10' 00''$ and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South $47^{\circ} 48' 43''$ East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South $2^{\circ} 18' 48''$ West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North $43^{\circ} 44'$ East a distance of 60.1 feet; North $8^{\circ} 29'$ East a distance of 87.0 feet; North $53^{\circ} 16'$ West a distance of 130.0 feet; North $31^{\circ} 04'$ West a distance of 126.0 feet; and South $10^{\circ} 01'$ East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South $24^{\circ} 46'$ West a distance of 100.6 feet; North $54^{\circ} 46'$ West a distance of 107.0 feet; North $1^{\circ} 16'$ West a distance of 107.0 feet;
THENCE: North $6^{\circ} 24' 04''$ East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Whittle - 3097

Rockwall Est.

James Minto ✓
Rt. 3, Box 730 ✓
Rockwall

TR-93 Ernie Hughes ✓
93-1 Box 311
93-12R Rockwall

"

Ricardo C. Lopez ✓
Rt. 3 ✓
Rockwall

TR 3-1 North Texas Municipal
Water Dist. ✓
P.O. Drawer e
Wylie, Tx. 75098

"

Patsy A. Cochran ✓
Rt. 3, Box 720 ✓
Rockwall

"

Jim Hendley ✓
Rt. 3, Box 718 ✓
Rockwall

"

Leon J Clift ✓
Rt. 3, Box 716 ✓
Rockwall

"

Happy Country Homes ✓
of Texas ✓
P.O. Box 155
Rockwall

E. Teal TR-126-1

T.W. Jones, Marcyllie Combs, & Tawan Means ✓
Rt 4, Box 112 ✓
Rockwall

TR 126

J.E. & Vernetta Stansell ✓
Rt 4, Box 113
Rockwall

48

56

Rob Whittle - Property

Mark Smith
223 Windmill Ridge
Rock

Centennial Homes
P.O. Box 809078
Dallas 75380

Raul Perez Jr.
221 Windmill Ridge
Rock.

Wm. T. Brunner
111 Windmill Ridge
Rock.

Ruben S. Cereno
219 Windmill Ridge
Rock.

James S. Ince
109 Windmill Ridge
Rock.

Willie Wisdom Carter
217 Windmill Ridge
Rock.

Edward Foster
107 Windmill Ridge
Rockwall

Mark S. Mansell
215 Windmill Ridge
Rock.

Jerry L. Ottaway
105 Windmill Ridge
Rock.

James C. Person
213 Windmill Ridge
Rock.

Jack Womack
103 Windmill Ridge
Rock.

Ronald V. Debrincat
24582 Overlake Dr.
El Toro, CA. 92630

Carrie Dawn Yeago
101 Windmill Ridge
Rock.

Michael M. Samboga
209 Windmill Ridge
Rock.

Bobby G. Robertson
101 Broadway
Rock.

Our Savior Evang. Lutheran Church 70 E.H. Conston Rt. 1, Box 268-A Rockwall	Kirby Albright Rt. 4, Box 113-A-1 Rockwall
Emily Sue Whitehead % O.C. Steger Jr. 304 Highland Rockwall	George S. Roland 10611 Garland Rd. Dal. 75218
Embrey Enterprises Inc. Box 277 Richardson, Tx. 75080	Roland N. Kirby 113 White Rd. Rockwall
Ridge Enterprises Rt. 4, #1 Shady Dale Rock.	Marcylye Combs, Tw. Jones & Jawan Means Rt. 4, Box 112 Rockwall
MCA JV 1825 Promenade Centu Richardson 75080	J.E. Stansell Rt. 4, Box 113 Rockwall
740 JV 5499 Glen Lakes Suite 110 Dal. 75231	Ernie Hughes Box 311 Rockwall
Independent Equities 9533 Rosa Dr. Dallas. 75218	North Tyas Municipal water district P.O. Drawer C Wylie, Tx. 75098
Texas Arates Corp. One Commodore Plaza Rockwall	Calvin O'Glee Rt. 4, #1 Shadydale Ln Rockwall
	Murray Wall Rt. 4, Box 113 C Rockwall

17
16
15
48

Robert McKinney
Rt. 1
Rockwall

Dave C. Davis
Rt 4, Box 1135
Rock.

Mark Davis
No. 1 Shady Dale
Rt. 4
Rockwall

James H. Suggley
Rt 4, Box 113N
Rockwall

Happy Country Homes of Tx.
P.O. Box 155
Rockwall

James Minto
Rt. 3, Box 730
Rockwall

Arthur H. Dunham
Rt 4, #4 Shadydale Ln.
Rockwall

Ricardo C. Lopez
Rt. 3
Rockwall

Sharon R. Carter
5356 Amesbury
Dal. 75206

Patsy A. Cochran
Rt. 3, Box 720
Rockwall

Steve^w Hempel, Jr.
Rt 4, #7 Shadydale Ln.
Rock.

Jim Hendley
Rt. 3, Box 718
Rockwall

Ridge Enterprises
Rt 4, #1 Shadydale
Rock

Leon J. Clift
Rt. 3, Box 716
Rockwall

James H. Goodson
Rt. 4, Box 113G
Rock.

Whittle Development, Inc.

**Bill Eisen
City Manager
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087**

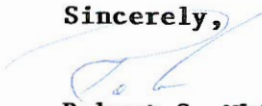
January 30, 1986

Dear Mr Eisen:

We have recently submitted a zoning change application on a tract of land between FM 740 and FM 3097. The tract is quite large and has three proposed arteries of the thorough-fare plan running thru it.

I feel that our company needs the opportunity of visiting with a joint meeting of the City Council and Planning and Zoning Board to discuss this tract in an informal workshop setting. Would you please try to arrange this. I would be available at any time.

Sincerely,



**Robert S. Whittle
President
Whittle Development, Inc.**

Albright Properties

9330 LBJ FREEWAY, SUITE 775
DALLAS, TEXAS 75243
(214) 644-4101

February 12, 1986

Mr. Tom Quinn, Chairman
Planning and Zoning Committee
City of Rockwall
Rockwall, Texas 75087

Dear Mr. Quinn:

Re Development Plan to be presented by Whittle Development Company Thursday, February 13, 1985.

It will not be possible for me to attend this meeting as I will be out of town.

All of you with the exception of Mrs. Carlaw are familiar with my zoning application on the adjacent 20 acres whereby it was proposed that an aerobics center type of development for women would be constructed on the front eight acres fronting 740 and the eastern 12 acres adjacent to the Whittle Development would be reserved for future development. The first proposal proposed a residential development of five units per acre on the 12 acres.

One of the objections from the neighbors was that additional traffic would be generated on 740.

You will recall at the Work Session this past Monday night, I suggested that the Whittle Development Plan include a future right-of-way so that future development on my 20 acre site could be served by the new thoroughfare to the east.

You will all agree that the purpose of planning is to accomodate future growth; my 20 acres will be developed some day and it seems logical that the Whittle Plan should provide for the traffic flow as I have outlined above.

Your consideration of my request will be greatly appreciated.

Sincerely,



Kirby Albright

cc: J. D. Jacobs
Hank Crumbley
Ms. Teddy Carlaw
Don Smith
Norm Seligman
Ms. Leigh Plagens

- IV. E. P&Z 86-3-P - Hold Public Hearing and Consider Approval of a Request from Whittle Development for a Change in the Preliminary Plan for "PD-9" Planned Development to Include "Office/Warehouse" as a Land Use on 39.592 Acres of Land and Approval of Area Requirements

Action Needed: Approval or denial of a change in the preliminary plan to include "office/warehouse" on "PD-9" Planned Development and approval of area requirements

If you will recall, at the last meeting when the Commission considered the revision to "PD-9" the applicant altered the proposed plan by removing the multifamily and instead putting a use for Office/Warehouse in the area originally proposed for multifamily. Because that is a less restrictive use than multifamily, he did have to resubmit this area for separate consideration. He has done so. Again, the Office/Warehouse is proposed to be located along FM-3097 adjacent to the area where the City's Buffalo Creek Treatment Plant is located. A location map is attached, as well as the proposed area requirements and land uses for this area.

CITY COUNCIL MEETING MINUTES 3-3-86

Whittle

The meeting was called to order by Mayor Tuttle at approximately 7:30 p.m. Other Councilmembers present were Nell Welborn, Luke Gournay, Bill Fox, Granville Davis, & John Bullock. Ed Eubanks arrived approximately at 7:45 p.m..

As the 1st order of business, Mayor Tuttle presented plaques to Nell Welborn for her dedicated service while serving for the P & Z Committee during 1984-85, and Luke Gournay for his service while serving on the BOA during 1984-85. Both Welborn & Gournay were present to accept their plaques.

The Council next considered approval of the Consent Agenda as listed below:

- A. Minutes dated 1-20-86, 2-3-86 & 2-10-86
- B. A Resolution appointing 2 Deputy Court Clerks
- C. A Final Plat for Northshore, Phase 2-B
- D. A Final Plat for the Lee Rhoades Addition
- E. An Ordinance amending the 2 Hour Parking Ordinance on the Square
- F. An Ordinance disannexing a portion of FM-740
- G. An Ordinance amending the Comprehensive Zoning Ordinance changing the zone from "A" to "LI" classification (Richard Cullins)
- H. An Ordinance amending the Comprehensive Zoning Ordinance changing the zone from "A" to "LI" classification (KHD Construction)
- I. An Ordinance amending the Comprehensive Zoning Ordinance granting a "CUP" for a Private Club (Pastrami's Sandwich Shoppes)
- J. An Ordinance amending the Comprehensive Zoning Ordinance granting a "CUP" for a building with less than 90% masonry materials on exterior walls (Braums Ice Cream Store)
- K. An Ordinance amending the Comprehensive Zoning Ordinance allowing Veterinary Clinics, without outside storage, in the "C" classification with a "CUP"
- L. An Ordinance amending the Comprehensive Zoning Ordinance granting a "CUP" for a Veterinary Clinic, without outside storage, in a "C" classification (Lakeisde Veterinary Clinic)
- M. An Ordinance amending the Comprehensive Zoning Ordinance changing the zone from "LI" to "PD" classification for a Hardware/Construction Materials Business, with outside storage (Ed-Rich Development)

At this time, staff requested that Item F be pulled from the Consent Agenda as the annexation was in fact valid. Also, it was requested that Item "A" be removed from the Consent Agenda for further discussion. Staff then read captions of the above said Ordinances. Welborn made a motion to approve the Consent Agenda, with the exception of Item "A" as presented. Bullock seconded the motion. The same was voted on & passed 6-1 with all in favor & Eubanks abstaining. Item "A" was then discussed with Welborn requesting a change

in the minutes dated 1-20-86, page 3, paragraph 4, stating "Missouri Case" should be "Missouri City Case". A motion was made by Bullock to approve the minutes with the correction, with Welborn seconding. The same was voted on & passed unanimously.

The Council then heard from Mr. Don Cameron regarding escrow requirements of Lofland Industrial Park. Mr. Jim Conway approached the Council stating that he was one of the owners of Lofland Industrial Park & would be speaking in lieu of Mr. Cameron. Mr. Conway indicates that he has with him the executed copies of the Final Plat for Lofland Industrial Park but has not presented them to the City for filing because of the escrow requirements on this project. Mr. Conway indicates that the City is requiring escrow funds for the estimated cost of paving 12 ft of SH205 & constructing curbs, gutters, & sidewalks for SH205 & High School Road totaling \$56,851.00 which represents approximately 17% of the cost of their development. Mr. Conway then stated that they felt their development would be a very valuable addition to the City because it would increase the tax bases for the City. It is also stated by Mr. Conway that he does believe that developers should pay to move the traffic that is created by their developments; however, developers should not be required to pay for improvements which are not caused by their developments.

Mr. Conway also discussed before the Council the following items:

1. Escrow funds that have actually been received by the City from Developers
2. Developers that did not proceed with their projects due to the escrow requirements
3. The City developing a negative reputation with developers & afraid of retribution from the Council
4. The fairness of requiring Lofland Industrial Park to pave SH205 when (1) the State Hwy Dept. states that no improvements are planned for the near future; (2) the street has just recently been upgraded; and (3) improvements would still need to be made even if this project was not developed.

Mr. Conway also states that he and the other 2 owners will have to make a loan for this escrow at 11.5% interest.

Mr. Conway summarizes his presentation by indicating to the Council his reasons for requesting to be placed on this agenda. They are as follows:

1. To ask the Council to reconsider their decision regarding escrow requirements as it pertains to their development and for all the reasons as stated above
2. Inquiring if there is anyone or any board higher than the City Council that they might be able to appeal the Council's 1st decision requiring escrowing of funds for his development
3. If the owners did meet the escrow requirements, if the Council would then agree to have the Courts review this case for an opinion. Mr. Conway states that this is nothing personal, but simply to question this escrow procedure. At this time Mr. Conway closes his presentation & offers to answer any questions. Welborn commends

Mr. Conway on the method of his presentation to the Council.

The Council then discussed the following items:

1. Street escrow requirements of other surrounding cities
2. The study that is currently being completed by the City Manager & Staff

Mayor Tuttle states that they are reviewing this ordinance in order to make it more equitable to everyone. Mr. Conway again approached the Council requesting that the Council to please consider & take action on the Lofland Industrial Park escrow requirements & not on the Escrow Ordinance itself. Mr. Conway also asked the Council if they would consider letting the Final Plat for Lofland Industrial Park be filed with the City, but that it not be a consent to the escrow requirements and would not stop them from receiving the necessary construction permits.

City Manager Eisen then stated to the Council that after review with the City Attorney, they feel that the escrow funds should be met at this time but with the condition that after deliberation if it was decided not to require these funds the funds would be refunded to Mr. Conway & the other 2 owners. Eisen also indicated that these funds would be placed in a separate account and would be identifiable. Bullock made a motion, as outlined above, with Fox seconding. The same was voted on & passed unanimously.

Next the Council heard from Nancy Woodall regarding a request to rescind the Ordinance naming Orr Drive. Mrs. Woodall approached the Council indicating that she was the legal representative for the Hammers. Mrs. Woodall presented exhibits to the Council regarding this case. Mrs. Woodall also pointed out that (1) Mr. Orr is not the adjacent property owner (2) that the property is not a public road (3) that the other property owners were not notified of the naming of Orr Drive (4) that the ordinance naming Orr Drive was in fact being used as evidence for the District Court.

Mayor Tuttle asked Mr. Eckert for legal assistance. Mr. Eckert points out that this is entirely a Council decision and that placing a name on the property should not be a deciding factor in the District Court's decision.

Bullock made a motion to table this request and let the court decide the issue. Gournay seconded the motion. The same was voted on and passed unanimously.

The Planning & Zoning Chairman Report was passed at this meeting as the Chairman was not present.

The Council then opened a public hearing on the Land Use Plan for the City. Dr. Douglas Cargo approached the Council and presented a brief overview of the Land Use Plan.

The following residents of Rockwall approached the Council in regard to this Land Use Plan:

- (1) Mike Wallace
- (2) Mr. Conway
- (3) Mr. Carlou
- (4) Gloria Williams
- (5) William Lofland
- (6) Mr. Wadsworth

The Council discussed at length the concept of the Land Use Plan. Councilmember Fox requested that the minutes show that there are too many pink circles indicated on this Land Use Plan and that they will not be covering greenbelts or parks. The public hearing was closed. Mayor Tuttle asked the City Manager to prepare a summary of all these residents' comments so that the Council could consider them at the next Public Hearing.

Next the Council held a Public Hearing and considered approval of a request from Whittle Development for a change in the Preliminary Plan for "PD-9" Planned Development to include the land uses of (1) General Retail (2) "SF-7" (3) "SF-22.5" (4) "SF-15" and (5) "MF-14" on approximately 288 acres of land located between FM-740 & FM-3097. The Public Hearing was opened. Mr. Rob Whittle, President, approached the Council restating his request and indicating that the MF-14 has been changed to Office/Warehouse. The Public Hearing was closed.

Gournay made a motion to approve this request to include the land uses of (1) General Retail (2) SF-7 (3) SF-22.5 & (4) SF-15. The Office/Warehouse land use will be brought back to Council for consideration after proper advertising. Bullock seconded the motion. The same was voted on & passed unanimously.

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. Susan Wall approached the Council requesting this annexation into the City. With no others wishing to discuss, the Public Hearing was closed.

Next the Council 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. Ms. McKinney approached the Council also requesting annexation into the City. With no others wishing to discuss, the Public Hearing was closed.

Mayor Tuttle then opened the Public Hearing on the proposed annexation of 20.136 acres of land located at the Northeast corner of the intersection of FM-549 & I-30. The owner of this 20.136 acre tract approached the Council stating that they are partially in the city limits and would like to bring the remainder into the City. With no others wishing to discuss, the Public Hearing was closed.

Next, the Council held a Public Hearing on a dilapidated building located on Lot 3, Block A of the Sanger Addition (709 Peters Colony). The Public hearing was opened. Staff indicated that the owner would not be present as they had tried to notify the owner but was not successful. Staff also indicated that the house located on this property had been in a fire and was now considered to be a dangerous building and under the conditions of City Ordinances the Council has the right to make a motion that the house be either demolished, removed, or repaired within 90 days from consideration of the Council. Welborn made a motion that the owner be notified to either repair, remove, or demolish the building within 90 days of the notice. Bullock seconded the motion. The same was voted on and passed unanimously.

Eisen then presented the City Manager's report to the Council outlining the following items:

1. Insurance
2. New Engineer for the City
3. Buffalo Creek Expansion Plant
4. Water Storage tank
5. Water Storage piping

Next the Council considered approval of a request from Michael Wallace for a change in zoning from "2-F" Duplex to "HC" Heavy Commercial or "C" Commercial on a 1.4412 acre tract of land located on the Northwest corner of Clark Street and St. Mary's street. Mayor Tuttle abstained from this item and left the Chamber. Mayor Pro Tem Welborn presides over this request. Mr. Wallace approached the Council submitting information regarding other property owners' responses to this request. Council then discussed the adjacent property owners. Mr. Stark then approached the Council and presented a petition with names of other property owners in opposition to this request. The Council then discussed a Commercial versus an HC Zoning classification. Bullock made a motion to approve a change in zoning from 2-F to C. Gournay seconded the motion. Mr. Wallace again approached the Council requesting an "HC" classification. The motion was voted on and passed unanimously.

The Council then considered approval of a request from Melvin Cooley to build a front yard fence on Lot 19, Block D of the Windmill Ridge Subdivision, Phase 2-A (201 Mapleridge Dr.). Staff indicated that this was an existing fence and that P&Z has recommended approval. A motion was made by Gournay to approve the request with Eubanks seconding. The same was voted on and passed unanimously.

Mayor Tuttle re-entered the Chambers at this time and presided over the remainder of the meeting.

Next the Council considered approval of an Ordinance designating the takeline property adjacent to a proposed Hotel/Conference Center as a City Park and considered approval of a contract with Albright Properties for development and use of the property. Eisen briefly outlined the request and stated the recommendations of the Park Board. Welborn made a motion that the ordinance designating the takeline property as a City Park and approve the contract as submitted with the following amendments:

- Section 2 - Delete the word "substantially"
- Section 3 - In exchange for the use of the park land, the items as listed on the Park & Recreation Board minutes (Items 1 through 6 be inserted in place of Items 1 & 2.

Gournay seconded the motion. Fox amended the motion so that the improvements within the takeline be adjacent to the property completed prior to Certificate of Occupancy being issued, and that at the end of 5 years if no progress has been made in regard to the Hotel/Conference Center the City may choose to cancel this contract. Welborn seconds the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

Next, the Council considered approval of a contract for the lease of airport ground for hanger facilities at the Municipal Airport. Eisen gave a brief overview of this request. Council discussed briefly with Staff and City Attorney Eckert Section 3, 4, 7, & 8 of the contract. Eisen stated that he had not had an opportunity to discuss this item with Mr. Ray and would like to come back to this item after the break.

The Council then discussed the City's thoroughfare Plan. Fox made a motion to hold a Public Hearing on the City's thoroughfare plan on the 2nd meeting in April. Bullock seconded the motion. The same was voted and passed unanimously.

A short break was taken at this time.

The Council then went back to discuss the contract for hanger facilities at the Municipal Airport. Eisen stated that there will be a change of wording so that when a list of 10 people are on a reserve list waiting for a space and facilities to be built and once they are 90% occupied the City can advertise for bids at that time. Eisen also stated that Mr. Ray has requested that the word "construction" be deleted from the section that stated the City has the right to audit construction and operation cost. Mr. Ray also pointed out to Eisen that the proposal as submitted indicated that it was subject to the financing being obtained. Bullock made a motion to accept the contract with Gournay seconding. The same was voted on and passed unanimously.

Next the Council then discussed the audit report. Eisen stated that representatives of Author Anderson were present at the meeting to give a brief overview of the audit. Mr. Bill Dillion approached the Council briefly outlining the details of the audit. Steve Phillips then approached the Council briefly outlining the Financial aspects of the report Mr. Dillion again approached the Council giving a brief overview of the Management letter.

The Council then considered approval of a contract with North Texas permitting the operation and financing of the Squabble Creek Treatment Plant expansion. Eisen gives brief overview of the contract and recommends that the City enter into this agreement with North Texas. Eubanks made a motion to approve said contract with Bullock seconding. The same was voted on and passed unanimously.

Next the Council considered approval of a waiver to the Sign Ordinance for Carlisle Properties. Eisen indicated at this time that the Sign Committee had met earlier in regard to this request and recommend approval of the Carlisle sign. Mr. Jim Tonic representing Carlisle approached the Council restating his request and presented a diagram of the sign. Bullock made a motion to approve the request with Fox seconding. The same was voted on and passed unanimously.

The Council then discussed the annexation of unincorporated area East of FM-740. Staff indicated that Councilmember Fox had requested this term to be placed on the Agenda. Fox stated that 2 homeowners in this area had requested annexation into the City. Council requested staff to contact persons in this area regarding annexation.

Council then considered approval of a resolution commending the Rockwall Nursing Care Center for Designation by the Texas Department of Health as a "Superior" Facility. Gournay made a motion to approve the request with Fox seconding. The same was voted on and passed unanimously.

Next the Council approval of bid on sale of property at High School Road and Renfro Street. Eisen gave a brief overview of the bids received after advertising and recommended they award the bid of \$12,762.00 to Carol Bryan. Bullock made a motion to approve the bid award to Ms. Bryan with Fox seconding. A brief discussion was held by Council. The motion was voted on and passed 4 to 3 with Eubanks, Davis, and Gournay voting against and all others voting in favor.

The Council then considered approval of awarding the bid on the Siren Warning System and authorize the City Manager to secure lease purchase financing on an Emergency Basis for same. Eisen briefly outlines the request and recommends that the bid be awarded to low bidder Gifford Electric totaling \$50,000.00 with

the financing to be provided by Capital City Leasing with 48 monthly installments in the amount of \$1251.96 at an annual rate of 9 3/4%. Welborn made a motion to approve this request with Bullock seconding. Council and Staff then discussed the location of the sirens. The motion was voted on and passed unanimously.

The Council then considered approval of authorizing the purchase of a replacement Police car and authorizing the City Manager to secure lease purchase financing for same. Eisen briefly outlines the request. A motion was made by Fox to approve the request with Gournay seconding. The same was voted on and passed unanimously.

Next the Council considered approval of a resolution setting a public hearing for a proposed annexation of approximately 16.5 acres on Airport Road. Eisen gave a brief overview of the request. Eubanks made a motion to approve the resolution setting the public hearing for 3-17-86 on the 16.5 acres. Bullock seconded the motion. The same was voted on and passed unanimously.

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

ATTESTED BY:

APPROVED BY:

Mayor

48 notices mailed out

400-

✓ 100-

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 13th day of February, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Whittle Development, Inc.
for a change in the Preliminary Plan for "PD-9" Planned Development to include
the following land uses:

- | | |
|-------------------------|-----------------------|
| 1. General Retail | 4. Single Family - 15 |
| 2. Single Family - 7 | 5. Multifamily - 14 |
| 3. Single Family - 22.5 | |

on the following described property: Approximately 288 acres of
land located between FM-740 & FM-3097 (See attached legal 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. P&Z 86-3-P



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. P&Z 86-3-P

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

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

- 115 acres out of 288 acres is entirely to much retail
- 14 units per acre is not acceptable. This is a prime
residential tract, do not allow more retail to creep
- South of I. 30 on 740. Where will your residential
quality be? South will have a fine golf course
and expensive homes. Be careful Rockwall, don't
let commercial and high density projects destroy
the quality of life in
your city.

Signature Stephanie Hall

Address #5 Shadydale

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

Thank you,
City of Rockwall

RECEIVED FEB 06 1986

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Julie Cook

City of Rockwall, Texas

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Case NO. P&Z 86-3-P

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.

Indep. Equities Inc.
Ch. E. Stuy President
Signature _____
Address 9533 Loop 75218

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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Julie Cook

City of Rockwall, Texas

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

Case NO. P&Z 86-3-P

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

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

1. *Because I can look out my backdoor, and see open pasture
2. & cows, instead of somebody looking back @ me. Rockwall
3. needs to keep some of the old town spirit, and quit
looking for the quick buck of more people moving in.
Leave it like it is!*

Signature E. M. Foster

Address 107 WINDMILL RIDGE

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

Thank you,
City of Rockwall

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

Case NO. P&Z 86-3-P

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

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

1. I purchased property adjoining this plan and was told it was zoned for
2. single family dwellings on a min.
3. of 7000 sq ft lots, which is one of the reasons I purchased this property.

Signature Catrina Yeager
Address 101 Windmill Ridge Dr

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

Thank you,
City of Rockwall

ZC-
P#2 86-3-P
ORDINANCE NO. 86-55

*Whittell
file*

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission 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, and 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, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance 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, situation, or circumstance, 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 for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this 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 6. 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 16th day of June, 1986.

APPROVED:



Mayor

ATTEST:

BY:



1st reading 6-9-86

2nd reading 6-16-86

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South $45^{\circ} 35' 20''$ East a distance of 2225.71 feet to a concrete highway monument; South $44^{\circ} 03' 08''$ East a distance of 900.21 feet to a concrete highway monument; South $45^{\circ} 31' 22''$ East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South $10^{\circ} 28' 38''$ West a distance of 662.77 feet to a point for a corner; South $44^{\circ} 24' 40''$ West a distance of 334.49 feet to a point for a corner; South $45^{\circ} 31' 22''$ West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of $9^{\circ} 03' 08''$, a radius of 855.00 feet and a chord that bears North $22^{\circ} 53' 06''$ East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North $62^{\circ} 35' 20''$ West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of $6^{\circ} 10' 17''$ and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North $56^{\circ} 25' 03''$ West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of $15^{\circ} 09' 27''$ and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South $18^{\circ} 25' 30''$ West a distance of 190.00 feet to a point for a corner; and South $62^{\circ} 35' 43''$ West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of $5^{\circ} 09' 03''$, a radius of 613.99 feet, and a chord that bears North $29^{\circ} 58' 48''$ West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North $32^{\circ} 33' 20''$ West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of $38^{\circ} 47' 00''$ and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North $6^{\circ} 13' 40''$ East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of $9^{\circ} 33' 00''$ and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North $15^{\circ} 46' 40''$ East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of $21^{\circ} 50' 00''$ and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North $37^{\circ} 36' 40''$ East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of $19^{\circ} 16' 00''$ and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North $18^{\circ} 20' 40''$ East a distance of 69.72 feet to a point for a corner; and North $74^{\circ} 40' 57''$ East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
 South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
 South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
 South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
 THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
 THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
 THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
 THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
 THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
 THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
 THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
 THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
 THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
 THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

OFFICE/WAREHOUSE

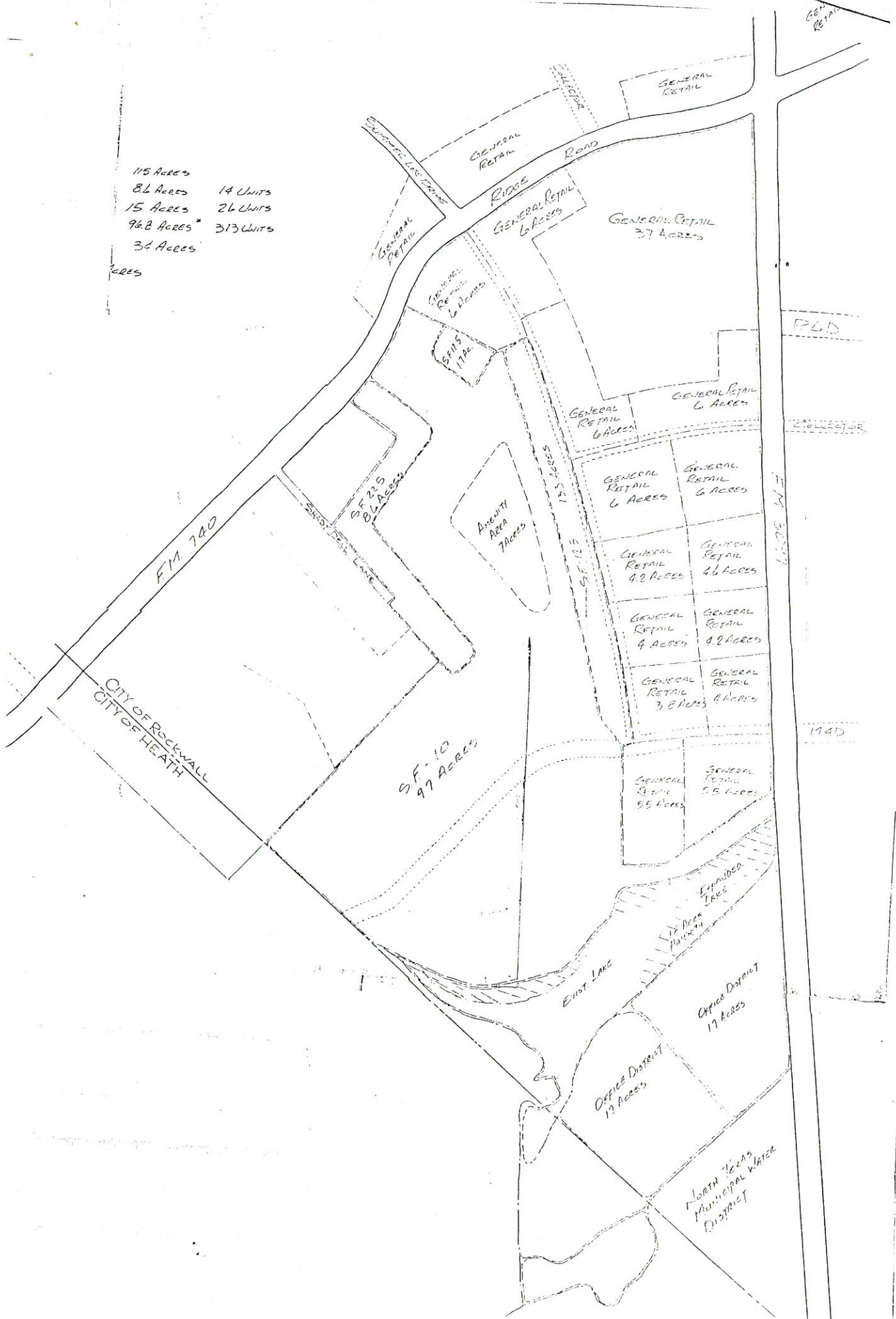
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument;
and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows:
North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

EXHIBIT "B"

115 Acres
 84 Acres 14 Units
 15 Acres 26 Units
 96.8 Acres 313 Units
 34 Acres
 Acres



P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
 - a) Without fire retardant wall - 6 feet
 - b) With fire retardant wall - 0 feet
 - c) Abutting residential zoned property - 20 feet
 - d) Abutting arterial from right-of-way - 25 feet
 - e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
 - a) Abutting non-residential property with fire wall - 0 feet
 - b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) Structures - non-combustible - 100 feet
 - b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
 - a) On arterial (street frontage) - 1 per 200 feet
 - b) On collector (street frontage) - 1 per 100 feet
 - c) On local street frontage - 1 per 50 feet

EXHIBIT "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.
2. In addition to those defined, include the following:
 - a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.
 - b) Furniture Store with front showroom and warehouse storage within the same building or similar business.
 - c) Hardware Store with showroom and warehouse storage within the same building or similar business.
 - d) Pastery Shop with cooking facilities within the same building or similar business.
 - e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.
 - f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.
 - g) Small Business Office with or without showroom, with or without warehouse storage within the same building.
3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 6 feet
 - b) Side yard abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 6 feet
 - b) Side yard abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 8 feet
 - b) Side yard abutting street - 15 feet
 - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
 - c) Abutting residential - 20 feet
 - d) Abutting an arterial - 20 feet
 - e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
 - a) Abutting non-residential with fire wall - 0 feet
 - b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
 - a) Without fire wall - 15 feet
 - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
 - a) Structures - non-combustible - 100 percent
 - b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
 - a) Arterial - 1 per 200 feet
 - b) Collector - 1 per 100 feet
 - c) Local - 1 per 50 feet

mailed out - 48
2 - against
1 - for

PLANNING AND ZONING ACTION SHEET

Applicant Whittle Development Case No. 86-3-7

Property Description _____

Case Subject Matter Revise preliminary ~~Plat~~ Plat
to change land use designation

CASE ACTION

Date to P&Z 2-13-86 Approved Disapproved Tabled

Conditions _____

Date to City Council _____

Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Application | _____ Application |
| _____ Site Plan | _____ Filing Fee |
| _____ Filing Fee | _____ Plat/Plan |
| _____ Notice to Paper | _____ Engineer's Review |
| _____ Notice to Residents | _____ Consultant's Review |
| _____ List of Residents Notified | _____ Agenda Notes |
| _____ Residents' Responses | _____ Minutes |
| _____ Consultant's Review | _____ Correspondence |
| _____ Agenda Notes | _____ County File Number |
| _____ Minutes | |
| _____ Ordinance | |
| _____ Correspondence | |