

LI

SECURITY BLVD.

CONVEYERS ST.

HWY 67

INTERSTATE 30

HWY 67

ENTERPIS DR

c

LOCATION OF PROPERTY

S-9

KRISTY LANE

LI

LI

GR

30

STATE HWY 27

PD-10

S-4

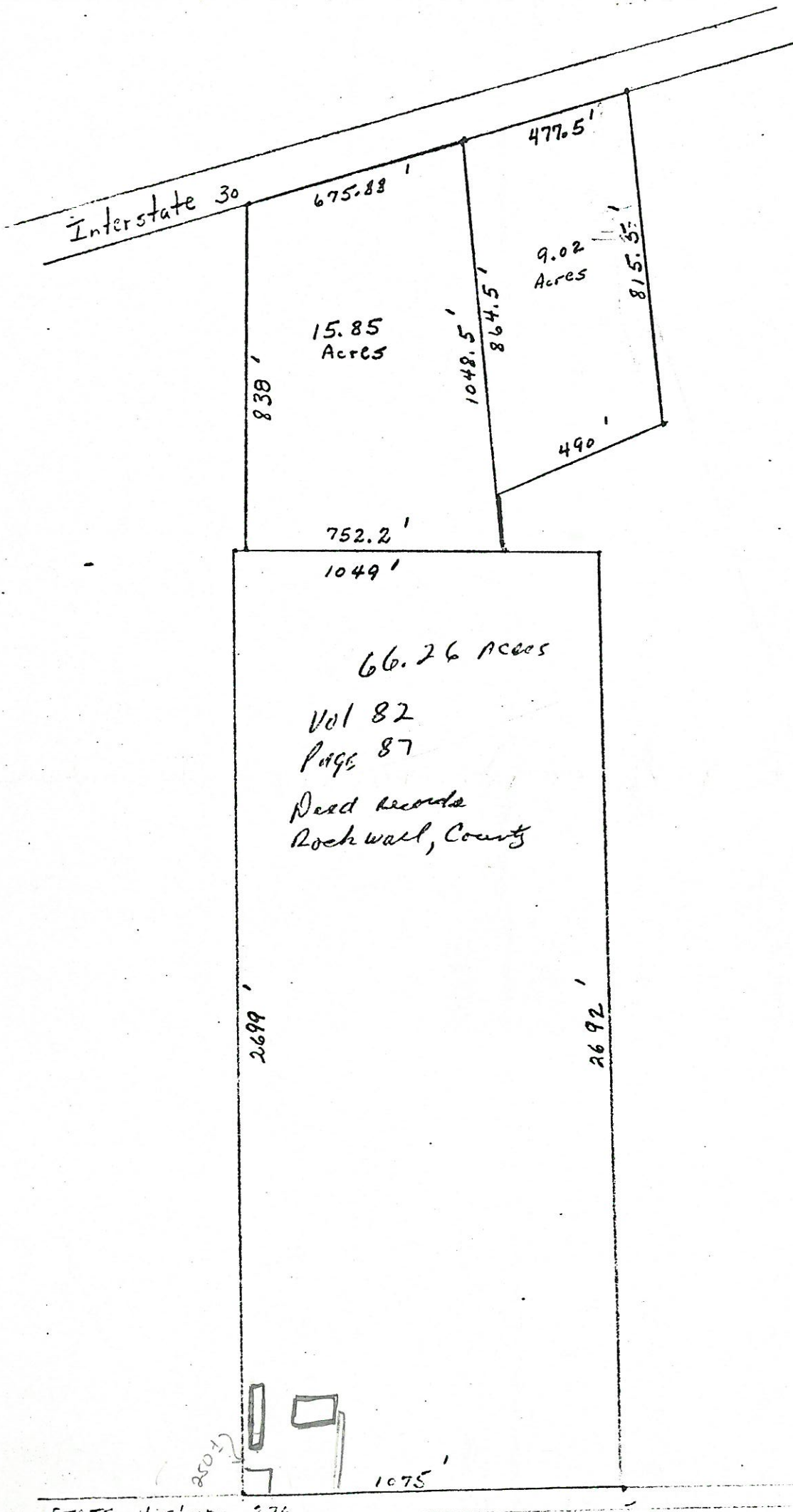
GR

SF-10

PD-10

GR

BUFFALO CREEK



2501

FIRST TRACT: All that certain lot, tract or parcel of land, a part of the J. M. Allen and a part of the W. H. Baird Surveys in Rockwall County, Texas, described as follows:

BEGINNING at the Southwest corner of a tract of land conveyed by C. A. Coates and wife to E. D. Foree by deed dated Sept. 25, 1915, the same being 2455 feet West of the east line of the W.H. Baird Survey;

THENCE NORTH $3/4$ deg West with the west line of said tract sold by C. A. Coates to said Foree 2692 feet to a stake in fence line on the north line of the J.M. Allen Survey;

THENCE NORTH 89 deg 50 Min West with fence 1049 feet to A. M. Garrett's NE corner;

THENCE SOUTH $1/4$ deg West at 2600 feet the South line of the J.M. Allen survey and the north line of the W.H. Baird Survey at 2699 feet, A.M. Garrett's SE corner in middle of Rockwall-Blackland public road;

THENCE NORTH 89 deg 50 Min East with the middle of said Public road to the place of beginning, containing 66.26 acres of land, and being same tract of land conveyed by C. O. Lofland and wife, Ollie Lofland to Sam Underwood by deed dated Dec. 14th AD 1921 and recorded in Vol. 21 on Page 348 of the Deed Records of Rockwall County, Texas.

III. C. P&Z 86-5-CUP - Hold Public Hearing and Consider Approval of a Request from Larry Cleghorn for a "CUP" Conditional Use Permit for the Temporary Location of One (1) Mobile Home on a 66.26 Acre Tract of Land on SH-276

We have received a request from Larry Cleghorn to be allowed to place a mobile home on his 66 acre tract along SH-276. He is in the area that we just recently annexed. This property is zoned Agricultural. Under our Agricultural classification it is available to apply for a Conditional Use Permit for a temporary mobile home with certain conditions. The mobile home must be placed on an unsubdivided tract of land of at least 5 acres in size. The only use of the land must be for agricultural purposes. It must be located in a manner so as to have access to a public right-of-way within 200 ft. It must be connected to an approved water and sewage system. It must have provision for garbage and trash collection. It must be tied down and meet all other applicable ordinances relating to mobile homes. It can only be approved on a temporary basis, with a one year initial period and one year extensions being authorized by the Planning and Zoning Commission.

Mr. Cleghorn wants to locate the mobile home on his tract to provide for a temporary residence for his mother-in-law. She is planning to relocate to a nursing home in the future, but he is unsure as to exactly when that might occur. Mr. Cleghorn can meet all of the conditions required under the Conditional Use Permit approval process for a temporary mobile home. A location map is attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION

February 13, 1986

The meeting was called to order at approximately 7:35 P.M. by Chairman Tom Quinn. Other members present were J. D. Jacobs, Teddy Carlaw, Don Smith, Hank Crumbley, Leigh Plagens and Norm Seligman.

The first item considered was the Consent Agenda consisting of the following:

1. Approval of minutes dated January 16, 1986
2. Approval of final plat for Northshore, Phase II-B.

Carlaw made a motion to approve the Consent Agenda with the following name corrections on the minutes of January 16, 1986: 1) Vernie Miller, 2) Rex Reavis, 3) George Lubke. The motion was seconded by Jacobs, the same was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Whittle Development for a change in the preliminary plan for "PD-9" to include the land uses of General Retail, "SF-7", "SF-22.5", "SF-15", and "MF-14", with area requirements on approximately 288 acres of land located between FM-740 and FM-3097. Staff briefly detailed the case. The public hearing was opened. The developer, Rob Whittle, then approached the Commission stating the details of his request and offering to answer any questions that the Commission or others might have. Next, Mr. Jim Seglee, an adjacent property owner, approached the Commission requesting to ask Mr. Whittle various questions and stated his concerns regarding the request. As there was no further discussion, the public hearing was closed. The Commission then discussed the following items: 1) Office/Warehouse versus Office/Showroom; 2) the breaking up of large tracts into small sections; 3) the timetable for the development plan; 4) the land that is to be developed in the City of Heath; 5) the ownership of land; 6) the timetable for developing the property; 7) utilities; 8) the sewer treatment plant. A motion was made by Seligman to approve the request for the "PD-9" to include the land uses of General Retail, "SF-22.5", "SF-12.5", "SF-10" with the area requirements, amenities, and guidelines as submitted on the plan to the Commission. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Madolyn Anderson/Randy Sparks for a Conditional Use Permit and a site plan for a day care and learning center to be located on Lots 1 - 6 of the Forcee Addition. Staff detailed the case. The public hearing was opened. Mr. John Lindsey, representing Anderson/Sparks, then approached the Commission, outlining the request. The following residents of the Forcee Addition approached the Commission with their opposition to this request: Sue Roan, Alvin Hunter, Pete Nelson, Craig Fox, Sherry Eperson, Henry Dryer, Joe Niel, David Dorotik. Mrs. Anderson, the applicant, then approached the Commission explaining her request. After Mrs. Anderson's statements, the following residents again came before the Commission opposing the request: W. B. Lowe, Bob Speights, Rick Lemley, Mary Tarvin. The public hearing was then closed. The Commission then discussed at length the following

items: 1) deliveries to the center; 2) traffic; 3) sewer and water lines; 4) hours that the center would be open; 5) the number of children that would be expected in the center. A motion was then made by Smith to deny the request, with Plagens seconding the motion. The motion was voted on and passed six to one, with Crumbley voting against and all others voting in favor.

The Commission then held a public hearing and considered approval of a request from Larry Cleghorn for a Conditional Use Permit for the temporary location of one mobile home located on 66.26 acres of land. Staff detailed the case. The public hearing was opened. Mr. Cleghorn then approached the Commission, outlining his request and offering to answer any questions the Commission or others might have. With no one wishing to discuss the issue, the public hearing was closed. The Commission then discussed with Mr. Cleghorn several items. A motion was made by Plagens to approve the request for a one-year Conditional Use Permit with Seligman seconding the motion. Smith then amended the motion by stating that the motion should be subject to the applicable conditions of City ordinances. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Harbor Landing, Phase I, a 21 lot single family subdivision located in Chandlers. Smith noted to the Commission that the preliminary plat for this request had not been before the Council at this time. Smith then made a motion to approve the request subject to the Council's action on the preliminary plat. Plagens seconded the motion, the same was voted on and passed unanimously.

The Commission then considered approval of a final plat for the Lee Rhoades Addition, a one-lot subdivision located on Summit Ridge. A motion was made by Plagens to approve the request. Smith seconded the motion, the same was voted on and passed unanimously.

The item to consider approval of a vacation of plat and a replat of the Goldencrest Subdivision containing 49.943 acres of land located east of FM-740 was withdrawn from the Agenda by the applicant.

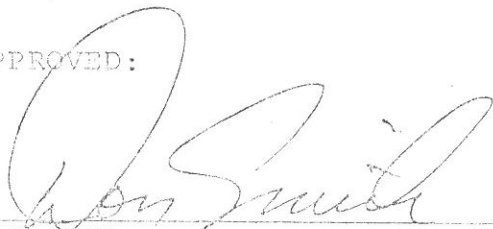
Next, the Commission considered approval of a site plan for the 740 Gulf Station located at the northwest corner of FM-740 and I-30 Service Road. After several remarks by the Commission, a motion was made by Smith to approve the request as submitted, with Jacobs seconding the motion. The motion was voted on and passed unanimously.

The item to consider approval of a revised site plan/preliminary plat of the Chenault Retail Center located at the north corner of Storrs Street and SH-205 was withdrawn from the Agenda by the applicant.

The Commission 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 Drive). After a short discussion by the Commission, a motion was made by Plagens to approve the request and was seconded by Seligman. The motion was voted on and passed six to one, with Smith voting against and all others voting in favor.


With no other business to come before the Commission, the meeting was adjourned.

APPROVED:

A large, stylized handwritten signature in cursive script, appearing to read "Ron Smith".

Chairman

ATTEST:

A handwritten signature in cursive script, appearing to read "C. L. Cook".
City Secretary

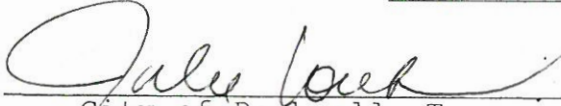
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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 Larry Cleghorn
for a "CUP" Conditional Use Permit on 66.26 Acres of land to be used for
the temporary location of one (1) mobile home

on the following described property:

(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 86-5-CUP



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 86-5-CUP

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall

EXHIBIT-A-

N. R. R.

S. R. R.

N. R. 542

T. H. NO. 30
TOTAL - 794.230 AC

1152.25
671.86
1824.14

N. R. 549

F.M. 549

ordinance NO 74-32

PD-10

Cambridge

N. R. 276

S. H. 276

210' off of 276

P. Q. Clarke Est.

S. R. 276

ordinance NO 74-32
PD-10

PD-10

S-4

SF-10

PD-10

A
"SOME" PROPERTY

A

LI

A

C

C

GR

OF

GR

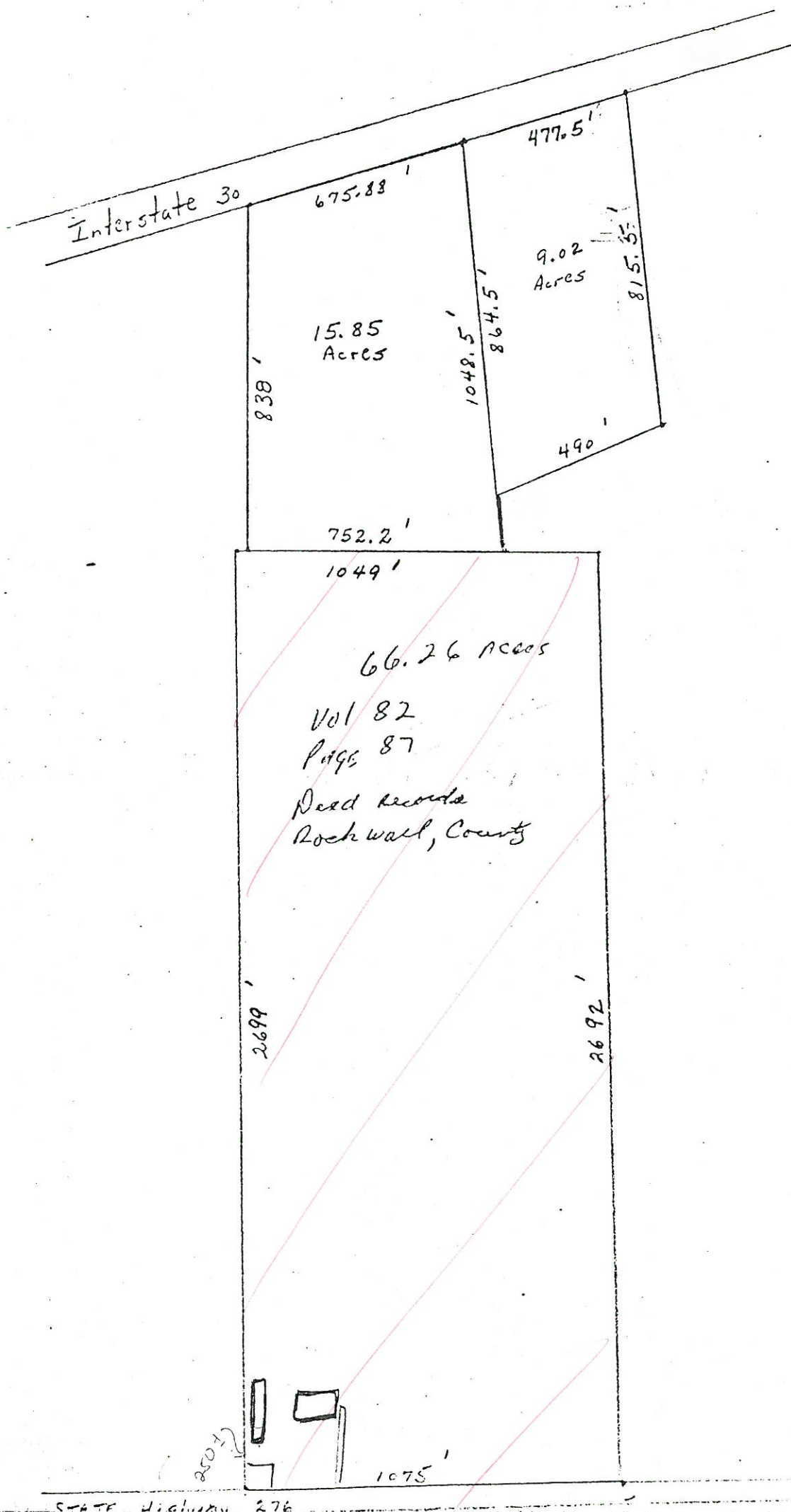
P.O. B

HIGH SCHOOL PR.
ord No 74-32
PD-10

80D17
LINE

74088
74300

ANTIFALDO



Interstate 30

675.88'

477.5'

838'

15.85 Acres

1048.5'

864.5'

9.02 Acres

815.5'

490'

752.2'

1049'

66.26 Acres

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Deed records
Rockwall, County

2699'

2692'

1075'

STATE Highway 276



1" = 400'

2501

Claghorn

D.L. Faulkner
% Equity Tax Group
P.O. 1400
Rowlett

Jerry L. Dalton
% Ladd Properties
P.O. Box 122
Rowlett 75088

Cambridge Properties
16660 Dallas Parkway #2000
% Garrett Poindexter
Dallas 75248

C.E. Vaughn
% Ladd Properties
P.O. Box 367
Rockwall

F.O. Hitt
Pt. 1
Rockwall

Harry F. Sibbald Jr.
P.O. Box 518
Wylie 75098

Jan Enterprises
12402 Jupiter Rd. #1
Dallas 75218

Rockwall Mini Warehouse
3430 South Park
Dal. 75224

Chapel View
4144 N. Central Expressway
Suite 1200 LB-9
Dallas 75204-3199

ORDINANCE NO. 86-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR THE TEMPORARY LOCATION OF ONE (1) MOBILE HOME ON A TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to grant a Conditional Use Permit for the temporary location of one (1) mobile home on a tract of land more particularly described in Exhibit "A".

Section 2. This Conditional Use Permit is granted subject to the following conditions:

- a. A time limit of one year or less is placed upon this Conditional Use Permit.

- b. The mobile home must be located in a manner so as to have access to a public right-of-way within 200 ft.
- c. The mobile home must be connected to an approved water/sewer system.
- d. The mobile home must have provision for garbage and trash collection.
- e. The mobile home must tie down and meet all other applicable ordinances related to mobile homes.

Section 3. That the described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this Conditional Use Permit, and as may be amended in the future.

Section 4. 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 5. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, 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 6. That all 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

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

APPROVED:


Mayor

ATTEST:


City Secretary

1st reading 3/31/86

2nd reading 4/8/86

EXHIBIT "A"

FIRST TRACT: All that certain lot, tract or parcel of land, a part of the J. M. Allen and a part of the W. A. Baird Surveys in Rockwall County, Texas, described as follows:

BEGINNING at the southwest corner of a tract of land conveyed by C. A. Coates and wife to E. D. Foree by deed dated Sept. 25, 1915, the same being 2455 feet West of the east line of the W. H. Baird Survey;

THENCE NORTH $3/4$ deg West with the west line of said tract sold by C. A. Coates to said Foree 2692 feet to a stake in fence line on the north line of the J. M. Allen Survey;

THENCE NORTH 89 deg. 50 Min. West with fence 1049 feet to A. M. Garrett's NE corner;

THENCE SOUTH $1/4$ deg West at 2600 feet the South line of the J. M. Allen survey and the north line of the W. H. Baird Survey at 2699 feet, A. M. Garrett's SE corner in middle of Rockwall-Blackland public road;

THENCE NORTH 89 deg 50 Min East with the middle of said Public road to the place of beginning, containing 66.26 acres of land, and being same tract of land conveyed by C. O. Lofland and wife, Ollie Lofland to Sam Underwood by deed dated Dec. 14th AD 1921 and recorded in Vol. 21 on Page 348 of the Deed Records of Rockwall County, Texas.

notices mailed - 9
1-86

PLANNING AND ZONING ACTION SHEET

Applicant Harry Clighorn Case No. 86-5-CUP
Property Description (66.26 acres)
Case Subject Matter Temp. Housing of Mobile Home

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 |
| <input checked="" type="checkbox"/> Site Plan + <i>legal description</i> | _____ Filing Fee |
| <input checked="" type="checkbox"/> 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 | |