

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1986-11-2 Filing Fee 270.00 Date _____
Applicant Stores 205 ft. Venture Phone 272-5521
Mailing Address P.O. Box 46005 Garland Tex 75046

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

PA-3- District Classification
to PD-3 Amended District Classification

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

- ① 8400 sq ft on South Boundary + Houses Min to be 1800 sq ft
- ② Bal of lots to be increased to 7200 sq ft + min Houses to be 1500 sq ft

There (Are) 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 Joe Stob

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)

PUBLIC NOTICE

The City Council of the City of Rockwall will hold a public hearing on March 17, 1986, at 7:30 P.M. at 205 West Rusk, Rockwall, Texas to consider the following item:

1. A request from Shores 205 Joint Venture for a change in the preliminary plan for "PD-3" The Shores to increase the minimum unit size from 900 sq. ft. to 1,500 sq. ft. and 1,800 sq. ft. and to increase the minimum lot size along the southern property line from 7,200 sq. ft. to 8,400 sq. ft. on a tract referred to as Tract 3 under "PD-3" located north of Shores Boulevard, more particularly described as follows:

BEGINNING at an iron rod found on the East line of the above mentioned 86.95 acre tract and at the most Northerly East corner of Lot 5, Block M of The Shores, Phase One, an addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: West a distance of 497.52 feet along the North line of Block M to an iron rod set at the point of curvature of a circular curve to the left having a central angle of $0^{\circ} 53' 03''$, a radius of 697.55 feet, and a chord that bears South $89^{\circ} 33' 29''$ West a distance of 10.76 feet;

THENCE: Along said curve an arc distance of 10.76 feet to an iron rod set for a corner on the East line of Hidden Valley, a 50 foot wide right-of-way;

THENCE: North 20.00 feet along said East line to an iron rod set for a corner at the Northeast corner of Hidden Valley, said iron rod being on a circular curve to the left having a central angle of $59^{\circ} 37' 31''$, a radius of 717.55 feet, and a chord that bears South $59^{\circ} 19' 40''$ West a distance of 713.48 feet;

THENCE: Along the North end of Hidden Valley and then the North and Northwest lines of a 20 foot wide alley and the Northwest lines of said addition as follows: Along said curve an arc distance of 746.72 feet to an iron rod set for a corner; South $29^{\circ} 30' 56''$ West a distance of 531.27 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of $36^{\circ} 07' 23''$, a radius of 558.16 feet, and a chord that bears South $47^{\circ} 34' 38''$ West a distance of 346.10 feet; Along said curve an arc distance of 351.90 feet to an iron rod set for a corner on the Northeast line of Shores Blvd., a 60 foot wide right-of-way;

THENCE: North $24^{\circ} 21' 41''$ West a distance of 365.00 feet along said Northeast line to an iron rod set for a corner at the North corner of Shore Blvd.;

THENCE: South $65^{\circ} 38' 19''$ West a distance of 30.00 feet along the Northerly end of Shores Blvd. to an iron rod set for a corner; said iron rod being on a circular curve to the right having an angle of $25^{\circ} 45' 32''$, a radius of 750.00 feet, and a chord that bears North $11^{\circ} 28' 55''$ West a distance of 334.35 feet;

THENCE: Along said curve an arc distance of 337.18 feet to an iron rod set at the point of reverse curvature of a circular curve to the left having an angle of $48^{\circ} 10' 32''$, a radius of 750.00 feet, and a chord that bears North $22^{\circ} 41' 25''$ West a distance of 612.20 feet;

THENCE: Along said curve an arc distance of 630.62 feet to an iron rod set at the point of reverse curvature of a circular curve to the right having an angle of $4^{\circ} 40' 59''$, a radius of 750.00 feet and a chord that bears North $44^{\circ} 21' 41''$ West a distance of 63.25 feet;

THENCE: Along said curve an arc distance of 63.27 feet to an iron rod set for a corner;

THENCE: North $53^{\circ} 14' 55''$ East a distance of 1183.23 feet to an iron rod set for a corner on the North line of the above mentioned 439.7 acre tract and on the most Westerly South line of said 86.95 acre tract;

THENCE: North $89^{\circ} 31' 49''$ East a distance of 310.00 feet along said common line to an iron rod set for a corner at the Northeast corner of said 439.7 acre tract and an "E11" corner of said 86.95 acre tract;

THENCE: South $0^{\circ} 33' 27''$ West a distance of 893.40 feet along the most Northerly East line of said 439.7 acre tract and the most Southerly West line of said 86.95 acre tract to an iron rod set for a corner;

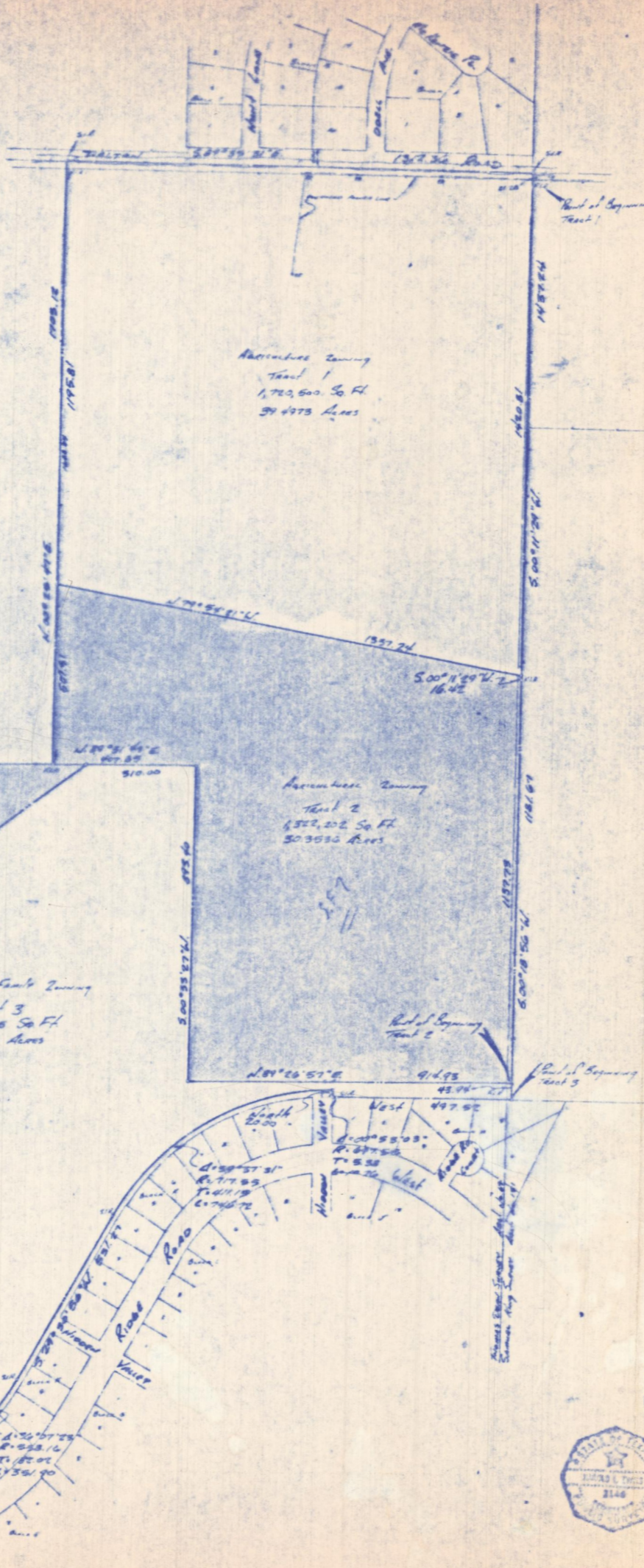
THENCE: North $89^{\circ} 26' 57''$ East a distance of 914.93 feet to an iron rod set for a corner on the East line of said 86.95 acre tract;

THENCE: South $0^{\circ} 18' 56''$ West a distance of 43.94 feet along said East line to the Point of Beginning and containing 1,490,715 square feet or 34.2221 acre of land.

BEING 5 tracts of land situated in the Thomas Dean Survey, Abstract No. 69, Rockwall County, Texas, and being a part of that 86.95 acre tract of land conveyed to Bank of Mesquite by Trustee's deed recorded in Volume 118, Page 215, Deed Records, Rockwall County, Texas, and being a part of that 439.7 acre tract of land conveyed to Suddbrook No. 1 Joint Venture by deed recorded in Volume 113, Page 425, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at an iron rod set in Dalton Road at the Northwest corner of that 47.26 acre tract of land described in Volume 102, Page 400, Deed Records, Rockwall County, Texas, and at the Northeast corner of the above mentioned 86.95 acre tract;
THENCE: South 0° 11' 29" West, passing at 21.28 feet an iron rod found at a fence corner post and continuing a total of 1420.93 feet along the West line of said 47.26 acre tract and the East line of said 86.95 acre tract to an iron rod set for a corner; said iron rod bears North 0° 11' 29" East a distance of 16.42 feet from an iron rod found at a fence corner post;
THENCE: North 79° 54' 21" West a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the most Northernly West line of said 86.95 acre tract and on the East line of that 80.208 acre tract described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas;
THENCE: North 0° 25' 47" East along the East line of said 80.208 acre tract and the most Northernly West line of said 86.95 acre tract, passing at 1180.73 feet an iron rod found at a fence corner post and continuing a total distance of 1195.81 feet to an iron rod set in Dalton Road at the Northeast corner of said 80.208 acre tract and the Northwest corner of said 86.95 acre tract;
THENCE: South 89° 35' 31" East with Dalton Road, passing at 334.54 feet and 40.00 feet South of an iron rod found at the Southwest corner of Lot 1, Block C, of Heritage Heights Addition, an addition to the County of Rockwall, recorded in Slide A, Page 112, Plat Records, Rockwall County, Texas, and passing at 1311.21 feet and 40.00 feet South of an iron rod found at the Southeast corner of Lot 4, Block A, of said Heritage Heights Addition and continuing a total distance of 1312.36 feet to the Point of Beginning and containing 1,220,500 square feet or 29.4973 acres of land.



TRACT 2
BEGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North 0° 18' 56" West a distance of 43.94 feet along the East line of said 86.95 acre tract from the most Northernly East corner of Lot 5, Block M, of The Shores, Phase One, an Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;
THENCE: South 89° 26' 57" West a distance of 914.93 feet to an iron rod set for a corner on the most Southernly West line of said 86.95 acre tract and on the most Northernly East line of the above mentioned 439.7 acre tract;
THENCE: North 0° 33' 27" East a distance of 893.40 feet along said West line and said East line to an iron rod set at an "E11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;
THENCE: South 89° 31' 49" East a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly South line of said 86.95 acre tract to an iron rod set for a corner at the most Northernly Southwest corner of said 86.95 acre tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas;
THENCE: North 0° 25' 47" East a distance of 907.31 feet along the East line of said 80.208 acre tract and the most Northernly West line of said 86.95 acre tract to an iron rod set for a corner;
THENCE: South 79° 54' 21" East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the East line of said 86.95 acre tract;
THENCE: South 0° 11' 29" West a distance of 16.42 feet along said East line to an iron rod set for a corner;
THENCE: South 0° 18' 56" West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet or 30.3536 acres of land.

TRACT 3
BEGINNING at an iron rod found on the East line of the above mentioned 86.95 acre tract and at the most Northernly East corner of Lot 5, Block M of The Shores, Phase One, an addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;
THENCE: West a distance of 497.52 feet along the North line of Block M to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 53' 03", a radius of 697.55 feet, and a chord that bears South 89° 33' 29" West a distance of 10.76 feet;
THENCE: Along said curve an arc distance of 10.76 feet to an iron rod set for a corner on the East line of Hidden Valley, a 50 foot wide right-of-way;
THENCE: North 20.00 feet along said East line to an iron rod set for a corner at the Northeast corner of Hidden Valley, a 50 foot wide right-of-way;
THENCE: Along the North end of Hidden Valley and then the North and Northwest lines of a 20 foot wide alley and the Northwest line of said addition as follows: Along said curve an arc distance of 746.72 feet to an iron rod set for a corner; South 29° 36' 56" West a distance of 531.27 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 36° 07' 23", a radius of 558.16 feet, and a chord that bears South 47° 34' 38" West a distance of 346.10 feet; Along said curve an arc distance of 351.90 feet to an iron rod set for a corner on the Northeast line of Shores Blvd., a 60 foot wide right-of-way;
THENCE: North 24° 21' 41" West a distance of 365.00 feet along said Northeast line to an iron rod set for a corner at the North corner of Shore Blvd.;
THENCE: South 65° 38' 19" West a distance of 38.00 feet along the Northernly end of Shores Blvd. to an iron rod set for a corner; said iron rod being on a circular curve to the right having an angle of 25° 45' 32", a radius of 750.00 feet, and a chord that bears North 11° 28' 55" West a distance of 334.35 feet;
THENCE: Along said curve an arc distance of 337.18 feet to an iron rod set at the point of reverse curvature of a circular curve to the left having an angle of 48° 10' 32", a radius of 750.00 feet, and a chord that bears North 22° 41' 25" West a distance of 612.20 feet;
THENCE: Along said curve an arc distance of 630.62 feet to an iron rod set at the point of reverse curvature of a circular curve to the right having an angle of 4° 40' 59", a radius of 750.00 feet and a chord that bears North 44° 23' 41" West a distance of 63.25 feet;
THENCE: North 53° 14' 55" East a distance of 1143.23 feet to an iron rod set for a corner;
THENCE: North 89° 31' 49" East a distance of 310.00 feet along said common line to an iron rod set for a corner at the North-east corner of said 439.7 acre tract and an "E11" corner of said 86.95 acre tract;
THENCE: South 0° 33' 27" West a distance of 893.40 feet along the most Northernly East line of said 439.7 acre tract and the most Southernly West line of said 86.95 acre tract to an iron rod set for a corner;
THENCE: North 89° 26' 57" East a distance of 914.93 feet to an iron rod set for a corner on the East line of said 86.95 acre tract;
THENCE: South 0° 18' 56" West a distance of 43.94 feet along said East line to the Point of Beginning and containing 1,490,715 square feet or 34.2221 acres of land.

TRACT 4
BEGINNING at an iron rod found on the South line of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Deed Records, Rockwall County, Texas, and at the Northeast corner of that 32.379 acre tract of land conveyed to Charles Yang by Deed Recorded in Volume 113, Page 438, Deed Records, Rockwall County, Texas, and at the Northwest corner of the above mentioned 439.7 acre tract;
THENCE: North 89° 31' 49" East along the South line of said 80.208 acre tract and the North line of said 439.7 acre tract, passing at 1044.04 feet the Southeast corner of said 80.208 acre tract and the most Northernly Southwest corner of the above mentioned 86.95 acre tract and continuing a total distance of 1147.89 feet along said North line and the most Westerly South line of said 86.95 acre tract to an iron rod set for a corner;
THENCE: South 53° 14' 55" West a distance of 1143.23 feet to an iron rod set for a corner on a circular curve to the right having an angle of 18° 39' 47", a radius of 750.00 feet, and a chord that bears North 32° 36' 48" West a distance of 243.22 feet;
THENCE: Along said curve an arc distance of 244.30 feet to an iron rod set for a corner on the East line of said 32.379 acre tract and the most Northernly West line of said 439.7 acre tract;
THENCE: North 7° 14' 19" West a distance of 497.71 feet along the East line of said 32.379 acre tract and the most Northernly West line of said 439.7 acre tract to the Point of Beginning and containing 427,315 square feet or 9.8098 acres of land.

TRACT 5
BEGINNING at an iron rod set at the Southeast corner of that 32.379 acre tract of land conveyed to Charles Yang by Deed Recorded in Volume 113, Page 438, Deed Records, Rockwall County, Texas, and at the most Northernly Southwest corner of the above mentioned 439.7 acre tract;
THENCE: North 7° 14' 19" West a distance of 1251.27 feet along the East line of said 32.379 acre tract and the most Northernly West line of said 439.7 acre tract, said iron rod being on a circular curve to the left having an angle of 23° 29' 46", a radius of 750.00 feet, and a chord that bears South 35° 01' 48" East a distance of 305.41 feet;
THENCE: Long said curve an arc distance of 307.55 feet to an iron rod set at the point of reverse curvature of a circular curve to the right having an angle of 48° 10' 32", a radius of 750.00 feet, and a chord that bears South 22° 41' 25" East a distance of 612.20 feet;
THENCE: Along said curve an arc distance of 630.62 feet to an iron rod set at the point of reverse curvature of a circular curve to the left having an angle of 25° 45' 32", a radius of 750.00 feet, and a chord that bears South 11° 28' 55" East a distance of 334.35 feet;
THENCE: Along said curve an arc distance of 337.18 feet to an iron rod set for a corner on the Northernly end of Shores Blvd., according to the Plat of the Shores, Phase One, an Addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;
THENCE: Along the Northernly end of Shores Blvd. and then the Northernly lines of a 20 foot wide alley and the Northernly lines of said addition as follows: South 65° 38' 19" West a distance of 75.00 feet to an iron rod set for a corner at the point of curvature of a circular curve to the left having a central angle of 30° 57' 14", a radius of 555.00 feet, and a chord that bears South 30° 05' 42" West a distance of 296.20 feet to an iron rod set for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 87° 26' 54", a radius of 50.00 feet, and a chord that bears South 78° 24' 32" West a distance of 69.12 feet; Along said curve an arc distance of 76.31 feet to an iron rod set for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 20° 47' 27", a radius of 359.59 feet, and a chord that bears North 58° 15' 44" West a distance of 321.14 feet; Along said curve an arc distance of 322.91 feet to an iron rod set for a corner on the most Westerly North line of said 439.7 acre tract and on the South line of the previously mentioned 32.379 acre tract;
THENCE: North 89° 10' 19" East a distance of 314.12 feet along said line to the Point of Beginning and containing 321,659 square feet or 7.3843 acres of land.

The plat herein is a true, correct and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans, P. E., Registered Public Surveyor No. 2146



HAROLD L. EVANS CONSULTING ENGINEER 2331 BUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-0133			BOUNDARY SURVEY Thomas Dean Survey Abstract No. 69 City of Rockwall, Rockwall County, Texas		
SCALE	DATE	JOB NO.			
1"=20'	10/20/89	7228			

SWARTOUT DAVID W
1445 PLUMMER DR
ROCKWALL, TX 75087

FOSTER NEIL STEPHEN ET UX
1455 PLUMMER DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

SLOAN RAYMOND E ET UX
1485 PLUMMER
ROCKWALL, TX 75087

KALLUS FRED L JR
2800 LAKEWOOD DR
ROWLETT, TX 75088

YATES CHARLES D ETUX QUIDA B
1635 PLUMMER
ROCKWALL, TX 75087

FISHER STEVEN TROY
1515 PLUMMER
ROCKWALL, TX 75087

PUCKETT HOMER D ET UX
1605 PLUMMER DR
ROCKWALL, TX 75087

HANSTAD TERRY ET UX
1615 PLUMMER DR
ROCKWALL, TX 75087

GANGEL KENNETH ET UX
1625 PLUMMER DR
ROCKWALL, TX 75087

BAIRD JAMES HOLT ET UX
1645 PLUMMER DR
ROCKWALL, TX 75087

WAIBEL WILLIAM J
1655 PLUMMER DR
ROCKWALL, TX 75087

SLAUGHTER RICHARD E
1665 PLUMMER DR
ROCKWALL, TX 75087

HOLT JOE F
202 GLENN
ROCKWALL, TX 75087

WILLIAMS ARWARD C ETUX
1685 PLUMMER
ROCKWALL, TX 75087

HARTLEY JOHN C
1695 PLUMMER DR
ROCKWALL, TX 75087

MEADOWS PATRICK J
1705 PLUMMER
ROCKWALL, TX 75087

ROCHON GARY A ET UX
1709 PLUMMER
ROCKWALL, TX 75087

CAMERON LYLE ETUX
1713 PLUMMER DR
ROCKWALL, TX 75087

MANNING CONNIE M
1717 PLUMMER DR
ROCKWALL, TX 75087

METCALF JACK W
1721 PLUMMER DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

HILL MICHAEL G ETUX
1733 PLUMMER DR
ROCKWALL, TX 75087

COBB CLEVELAND I
1735 PLUMMER DR
ROCKWALL, TX 75087

The Shores

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

WOLF KENNETH M
1453 MEADOWS DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

WILSON RONALD C JR
1400 PLUMMER DR
ROCKWALL, TX 75087

PARKER JAMES L ET UX
2922 BRANCH OAKS
GARLAND, TX 75043

WALKER DONALD HAASE ET UX
1410 PLUMMER DR
ROCKWALL, TX 75087

SAMMIS F ROGER ET UX
1640 PLUMMER
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

JOHNSON GARY N ET UX
1430 PLUMMER
ROCKWALL, TX 75087

SHAMBURGER ROBERT P
1670 PLUMMER
ROCKWALL, TX 75087

BOTTOMS GARRY
1440 PLUMMER
ROCKWALL, TX 75087

SHIBLEY DAVID W ET UX
RT 1 # 17 AMITY LANE
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

WILLIAMS SAMUEL ERIC ETUX
1980 HIDDEN VALLEY
ROCKWALL, TX 75087

KENNIMER RICHARD W ETUX
1460 PLUMMER
ROCKWALL, TX 75087

JAMES JOHN D ETUX
1465 MEANDERING WAY
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

YARBROUGH DAVID P ET UX
1455 MEANDERING WAY
ROCKWALL, TX 75087

TOWELL JERRY W
1620 PLUMMER DR
ROCKWALL, TX 75087

MILES CECIL R ETUX
1445 MEANDERING WAY
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

LARSON ROBERT V ET UX
1435 MEANDERING WAY
ROCKWALL, TX 75087

HENSLEY ALBERT R
1425 MEANDERING WAY
ROCKWALL, TX 75087

LIKOVICK JOHN D ET UX
1415 MEANDERING WAY
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

DOHERTY EDWARD
1310 MEANDERING WAY
ROCKWALL, TEXAS 75087

CUNNINGHAM ROBERT H & ELIZABET
1320 MEANDERING WAY
ROCKWALL, TEXAS 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

WONGCHIROCHAI THIRA
C/O LAWRENCE TAI
609 FARINE DR
IRVING, TX 75062

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

KELLY GEORGE E ETUX
1470 MEANDERING WAY
ROCKWALL, TEXAS 75087

SMITH JOHN K ET UX
1680 PLUMMER
ROCKWALL, TX 75087

COX PHILLIP D & CONNIE
1619 PLUMMER DR
ROCKWALL, TEXAS 75087

LOPESER HOMES INC
5604 WESLEY ST
GREENVILLE, TX 75401

FEDON CHARLES R
% BAKER DRYWALL CO INC
10500 METRIC RD #116
DALLAS, TEXAS 75243

HAUCK RAYMOND
1750 PLUMMER
ROCKWALL, TX 75087

RAMPY ROYCE A ET UX
1410 S GOLIAD #707
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

ROBERTS RANDY ETUX
1921 LANDA
GARLAND, TX 75042

JACOBS MELBA
1355 SHORES CIR
ROCKWALL, TX 75087

ANDERSON DONALD ETUX
308 E WASHINGTON
ROCKWALL, TEXAS 75087

MURRAY JOHN K ETUX
P O BOX 395
ROCKWALL, TX 75087

GRAVES THOMAS A ETUX
1319 SHORES CIRCLE
ROCKWALL, TEXAS 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

OVERSTREET DAVID L
1300 SHORES CIRCLE
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

FOSTER SYDNEY SCOTT
1290 SHORES BLVD
ROCKWALL, TX 75087

CARLAW JAMES B ET UX
1845 HIDDEN HILLS
ROCKWALL, TX 75087

SLACK MARK E
815 JACKSON
ROCKWALL, TEXAS 75087

TARVER ELDON L ET UX
RT 2 BOX 109
MONTICELLO, IL 61856

LINGNELL A WILLIAM III ETUX
1270 SHORES BLVD
ROCKWALL, TX 75087

FELDER WILLIAM D III
1820 HIDDEN HILLS
ROCKWALL, TX 75087

GREENHILL LONNIE GENE
1260 SHORES BLVD
ROCKWALL, TX 75087

MANESS RALPH L
1830 HIDDEN HILLS
ROCKWALL, TX 75087

MILLER TROY
1250 RIDGE ROAD WEST
ROCKWALL, TX 75087

WILCOX DENNIS ROSS
P O BOX 98
ROCKWALL, TEXAS 75087

EVANS ROBERT JAMES JR
1230 RIDGE ROAD WEST
ROCKWALL, TX 75087

ALLEN THOMAS L
1235 RIDGE ROAD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

LONG CARL E
1210 RIDGE ROAD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

ENZONE JOSEPH ET UX
1200 RIDGE RD W
ROCKWALL, TX 75087

HANEBERG RONALD L
1300 CHAMPION
ROCKWALL, TX 75087

SOLOMON DAVID E
1205 RIDGE ROAD WEST
ROCKWALL, TX 75087

GIBSON LON
1310 CHAMPIONS DR
ROCKWALL, TX 75087

COATES HARRY W III
1225 RIDGE RD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

WORSHAM RANDOLPH S
1855 HIDDEN HILLS
ROCKWALL, TX 75087

EDWARDS ROBERT E ETUX
1340 CHAMPION DR
ROCKWALL, TX 75087

SPARKS RANDAL PAUL
1350 CHAMPIONS DR
ROCKWALL, TX 75087

ANGUISH ROBERT H ET UX
1550 CHAMPIONS DR
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
1360 CHAMPION DR
ROCKWALL, TX 75087

LUBKE GEORGE W
1560 CHAMPIONS DR
ROCKWALL, TX 75087

LAMBIASE NICHOLAS JR
1370 CHAMPIONS DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

BENNEDETTO JOHN M
807 LAKEMEADOW CR
ROCKWALL, TX 75087

WELCH CYNTHIA A ET UX
1905 HIDDEN VALLEY
ROCKWALL, TX 75087

SHARP J W
1500 CHAMPIONS
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

CHALESTE FEDON INC
10500 METRIC RD STE 116
DALLAS, TX 75243

LEA HAROLD L
1925 HIDDEN VALLEY
ROCKWALL, TX 75087

DILLARD ANDY C
1510 CHAMPIONS DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

LITTLE RONALD R
1520 CHAMPIONS DR
ROCKWALL, TX 75087

CAMP JOHN R ET UX
1955 HIDDEN VALLEY
ROCKWALL, TX 75087

NIELSON ROGER L ETUX
1655 SHORES BLVD
ROCKWALL, TX 75087

MICKUS WILLIAM E ET UX
1965 HIDDEN VALLEY
ROCKWALL, TX 75087

ROBERTSON BOBBY J ETUX
1145 RIDGE RD
ROCKWALL, TX 75087

FLETCHER MARVIN R ET UX
1975 HIDDEN VALLEY
ROCKWALL, TX 75087

WHITE ROBERT
1530 CHAMPIONS
ROCKWALL, TX 75087

HIGH RICHARD W
1020 RIDGE RD COURT
ROCKWALL, TX 75087

MILLER JOHN D ET UX
1540 CHAMPIONS DR
ROCKWALL, TX 75087

HOISINGTON THEODORE H ET UX
1985 HIDDEN VALLEY DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

MILLS ROBLEY ET UX
1170 RIDGE ROAD WEST
ROCKWALL, TX 75087

FORD DANNY B ETUX
1015 RIDGE ROAD WEST
ROCKWALL, TX 70587

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

REECE WILLIAM A ETUX
1005 RIDGE ROAD WEST
ROCKWALL, TX 75087

LDAR JAMES E JR ET UX
1150 RIDGE ROAD WEST
ROCKWALL, TX 75087

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

HOLLINGSWORTH JIMMIE W
1140 RIDGE ROAD WEST
ROCKWALL, TEXAS 75087

BATTAGLIA JOHN ET UX
1990 WIND HILL RD
ROCKWALL, TX 75087

STRANGMEYER CARROLL WILLIAM
1130 RIDGE RD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

STROESSNER DONALD G
1940 WIND HILL RD
ROCKWALL, TX 75087

MYRE WILLIAM D ET UX
1100 RIDGE ROAD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

NEW PAUL D ETUX
1175 RIDGE ROAD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240

HAZEL RICHARD
1165 RIDGE ROAD WEST
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

CUNNINGHAM ROBERT L ET UX
1190 RIDGE ROAD WEST
ROCKWALL, TX 75087

SACHS ROBERT
1145 WEST RIDGE ROAD
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

THORSELL PAUL W ET UX
1115 RIDGE ROAD WEST
ROCKWALL, TX 75087

SELF JOHN MARK
BOX 744
ROYSE CITY, TEXAS 75089

LITTLEFIELD JERRY B
1970 HIDDEN VALLEY
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

LEDFORD MICHAEL R ET UX
1950 HIDDEN VALLEY
ROCKWALL, TX 75087

RINGER G DAVID ET UX
1940 HIDDEN VALLEY
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

HIGGINS DANNY N ETUX
4009 CEDAR CREEK
GARLAND, TX 75043

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

WICALL ROBERT D ET UX
1030 RIDGE RD
ROCKWALL, TX 75087

DAVIDSON JOHN S ET UX
1010 RIDGE RD CT
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

WALKER RAYMOND B
1980 RIDGE CREST PLACE
ROCKWALL, TX 75087

THOMAS SHERLYLLE S
1970 RIDGE CREST PLACE
ROCKWALL, TX 75087

POWERS JOHN L ETUX
1960 RIDGE CREST PLACE
ROCKWALL, TX 75087

MOSSBERG JACK F ET UX
1950 RIDGE CREST PLACE
ROCKWALL, TX 75087

MURAWSKI JOHN M ET UX
1940 RIDGE CREST PLACE
ROCKWALL, TX 75087

TIDMORE JERRY J & TRACY
1930 RIDGE CREST
ROCKWALL, TX 75087

LAMEIRAS KENNETH J &
HEATHER E MCDONALD
1920 RIDGECREST PLACE
ROCKWALL, TX 75087

BOWHALL ELMER F ET UX
1910 RIDGE CREST DR
ROCKWALL, TX 75087

COTTEN CARL L ET UX
1965 WIND HILL
ROCKWALL, TX 75087

DOOLEY GARY M
1955 WIND HILL RD
ROCKWALL, TX 75087

PIRTLE RONNEY D
1945 WIND HILL ROAD
ROCKWALL, TX 75087

BOLDIN THOMAS E
1935 WIND HILL
ROCKWALL, TX 75087

WILLS GARTH C ET UX
1925 WIND HILL
ROCKWALL, TX 75087

FERGUSON WILLIAM M
1330 CHAMPIONS DR
ROCKWALL, TX 75087

CASKEY BRUCE C
4737 REDWOOD DR
GARLAND, TX 75043

OLSON DAVID E ETUX
1520 MEADOWS CIRCLE
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE RD
DALLAS, TX 75240

GIESE, DONALD M. ETUX
7644 SKYLAKE DR.
FORT WORTH, TX 76179

ESTEP KIP
P O BOX 2
ROCKWALL, TX 75087

LEDFORD, T. J. ETUX
1105 RIDGE ROAD WEST
ROCKWALL, TX 75087

DAY TEDDY V ET UX
1729 PLUMMER DR
ROCKWALL, TX 75087

REAVIS REX K
1380 SHORES CIRCLE
ROCKWALL, TX 75087

BEAUDREAU LT RAYMOND J ETUX
1740 PLUMMER
ROCKWALL, TX 75087

COONTS L LAWTON ETUX TRUDY
1255 RIDGE ROAD WEST
ROCKWALL, TX 75087

MCCARLEY RONALD L ETUX
1840 HIDDEN HILLS
ROCKWALL, TX 75087

GRIFFIN JIM
P O BOX 707
ROCKWALL, TX 75087

THOMPSON W W
3410 HICKORY HOLLOW
SPRING, TEXAS 77380

BSB INVESTMENTS INC
P O BOX 41390
DALLAS, TX 75241

MURRAY MARK ETUX
1710 PLUMMER
ROCKWALL, TX 75087

CAMERON J REX
1101 RIDGE RD
ROCKWALL, TX 75087

SHEAROUSE ERIC E
806 JACKSON
ROCKWALL, TX 75087

YATES CHARLES D ETUX OUIDA
1635 PLUMMER DR
ROCKWALL, TX 75087

SOLOMON, DAVID E
9609 KINSINGTON DR
DALLAS, TX 75208

BROWN MICHAEL B ETUX
1326 MISTY WAY
GARLAND, TEXAS 75040

KNDWLES AVERITT ETUX
1309 MEANDERWAY
ROCKWALL, TEXAS 75087

ZWERS RUBIN ET UX
1317 MEANDERING WAY
ROCKWALL, TX 75087

MILLER JOHN M ET UX
1325 MEANDERING WAY
ROCKWALL, TX 75087

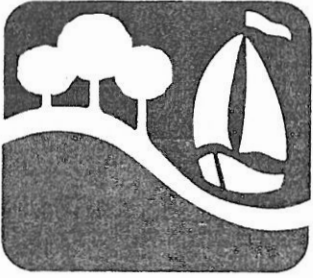
HUNT THOMAS ROBERT ET UX
1345 MEANDERING WAY
ROCKWALL, TX 75087

DANIELS JAMES J
1405 PLUMMER
ROCKWALL, TX 75087

CAMPBELL DONALD M ET UX
1415 PLUMMER DR
ROCKWALL, TX 75087

HAMILTON MARSHALL E ET UX
1425 PLUMMER DR
ROCKWALL, TX 75087

HOME SAVINGS OF AMERICA
5151 BELTLINE ROAD
DALLAS, TX 75240



CITY OF ROCKWALL
"THE NEW HORIZON"

Joe Holt
Shores 205 Joint Venture
P O Box 469005
Garland, TX. 75046

May 19, 1986

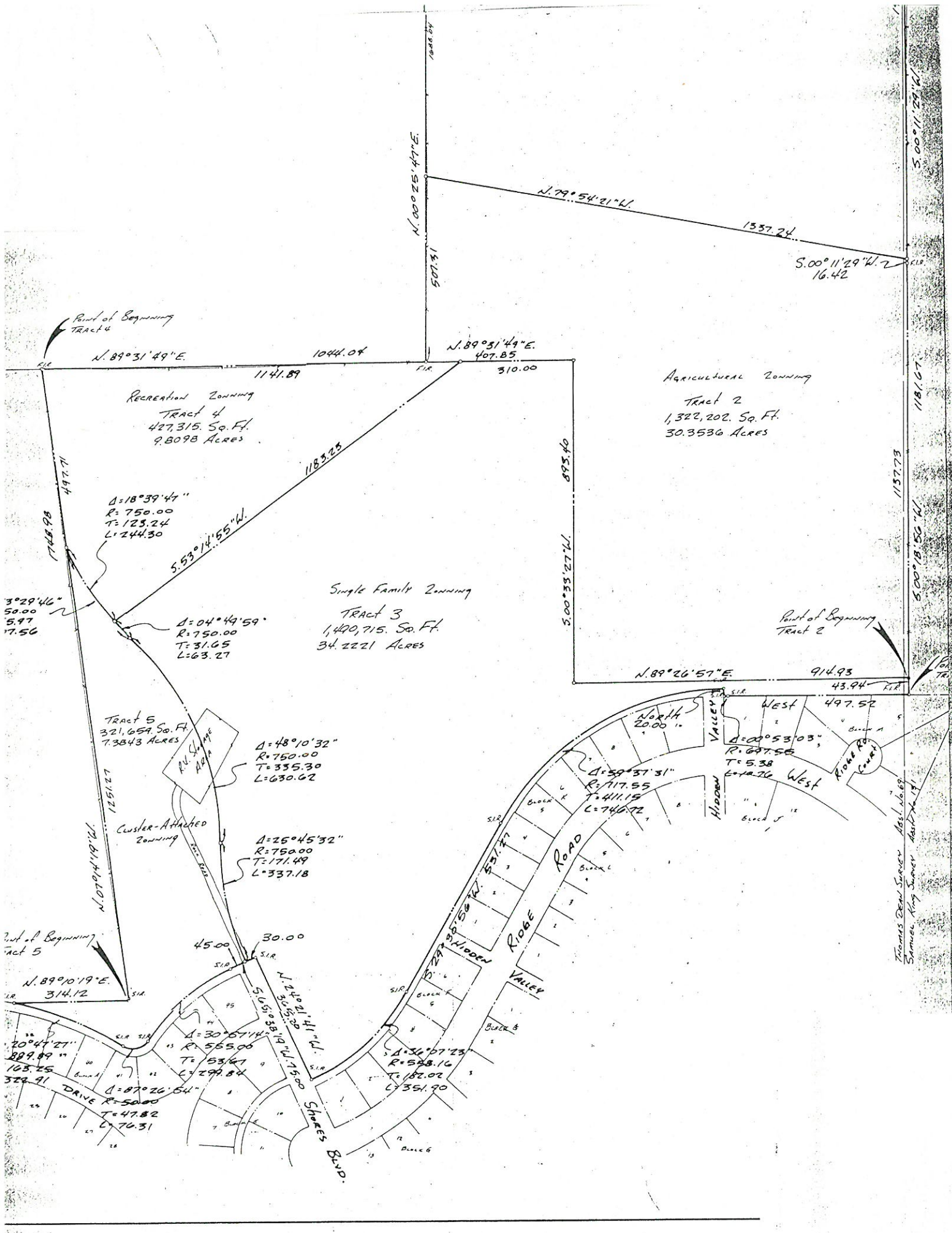
Dear Mr. Holt:

During our recent meeting concerning the phasing schedule for offsite road improvements for The Shores, a question was raised regarding the alignment of Lakeshore Drive from its present ending point north of SH - 66 to its future tie in location on SH - 205. The thoroughfare plan does indicate that Lakeshore Drive should be extended to SH - 205, but the plan does not reflect the exact alignment of that connection. The thoroughfare plan is a conceptual plan only and the actual alignment of future roads will be determined by specific route studies.

If you have any other questions, don't hesitate to contact me.

Sincerely,


Bill Eisen
City Manager



Point of Beginning
Tract 4

Point of Beginning
Tract 2

Point of Beginning
Tract 2

Point of Beginning
Tract 5

Thomas Dent Survey
Samuel King Survey
Asst. 1869
Asst. 1874

N. 89° 31' 49" E. 1044.04

N. 89° 31' 49" E. 407.85

N. 79° 54' 21" W. 1537.24

1537.24

S. 00° 11' 29" W. 16.42

Recreation Zoning
Tract 4
427,315. Sq. Ft.
9.8098 Acres

Agricultural Zoning
Tract 2
1,322,202. Sq. Ft.
30.3536 Acres

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

Tract 5
321,659. Sq. Ft.
7.3843 Acres

Cluster-Attached
Zoning

$\Delta = 18^{\circ} 39' 47''$
R: 750.00
T: 123.24
L: 244.30

$\Delta = 04^{\circ} 49' 59''$
R: 750.00
T: 31.65
L: 63.27

$\Delta = 48^{\circ} 10' 32''$
R: 750.00
T: 335.30
L: 630.02

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

895.40
5.00° 33' 27" W.

N. 89° 26' 57" E. 914.93

43.94

1157.73

5.00° 18' 50" W.

1181.67

16.76

3° 29' 46"
50.00
5.97
17.56

N. 89° 10' 19" E. 314.12

$\Delta = 20^{\circ} 47' 27''$
R: 500.00
T: 163.45
L: 329.41

DRIVE R=500.00
T=47.82
L=76.31

$\Delta = 30^{\circ} 57' 14''$
R: 555.06
T: 53.64
L: 299.84

$\Delta = 36^{\circ} 07' 23''$
R: 558.16
T: 181.02
L: 351.90

$\Delta = 59^{\circ} 57' 31''$
R: 717.55
T: 411.15
L: 746.72

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

DRIVE R=500.00
T=47.82
L=76.31

DRIVE R=500.00
T=47.82
L=76.31

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T=47.82
L=76.31

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DRIVE R=500.00
T=47.82
L=76.31

- IV. A. P&Z 86-22-Z - Hold Public Hearing and Consider Approval of a Request from Shores 205 Joint Venture for a Change in the Preliminary Plan for "PD-3" The Shores to Increase the Minimum Lot and House Sizes on Tract 3 of "PD-3"

Action Needed: Approve or deny a change in the preliminary plan for The Shores "PD-3" for Tract 3 "PD-3" with any special conditions.

If you will recall, the last request for the zoning in The Shores dealt with the three tracts to the north of the existing Phase I which surrounded a center tract which is already currently zoned for 7,200 sq. ft. lots and 900 sq. ft. dwelling units. In light of the concern raised about the 900 sq. ft. minimums allowed on this tract, the City Council did not take action on the two tracts which were already included in the Planned Development, but stipulated that they were to consider action on those two tracts when the center tract was addressed. The Shores 205 Joint Venture has now submitted a request to raise the lot sizes in Tract 3 on the first two rows of houses along the southern boundary from 7,200 sq. ft. in lot area to 8,400 sq. ft. in lot area. They have also submitted a request to raise the minimum square footage in Tract 3 from 900 sq. ft. in house size to 1,500 sq. ft. on the bulk of the tract, and then raise the minimum house size for one lot depth along the southern boundary adjacent to the existing Phase I from 900 sq. ft. to 1,800 sq. ft. A copy of the location map is attached.

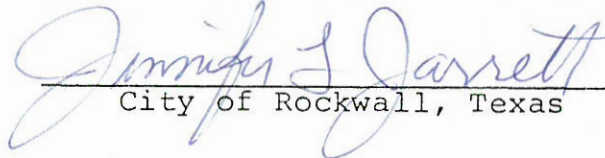
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Shores 205 Joint Venture
for an amendment to the Preliminary Plan for PD-3, The Shores, for an increase
in the minimum lot sizes and unit sizes for a portion of Tract 3
in PD-3, more particularly described on the attached sheet.

on the following described property:

See attached Project Summary and
location map.

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. P&Z-22-Z


City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall

PROJECT SUMMARY

Shores 205 Joint Venture is requesting an amendment to the preliminary plan for The Shores "PD-3" Planned Development to increase the minimum lot sizes and house sizes within Tract 3 of PD-3, The Shores as follows:

	<u>Present Area Requirements</u>	<u>Proposed Area Requirements</u>
South Boundary of Tract 3	900 sq. ft. house size 7,200 sq. ft. lot size	1,800 sq. ft. house size 8,400 sq. ft. lot size
Remainder of Lots	900 sq. ft. house size 7,200 sq. ft. lot size	1,500 sq. ft. house size 7,200 sq. ft. lot size

BEGINNING at an iron rod found on the East line of the above mentioned 86.95 acre tract and at the most Northerly East corner of Lot 5, Block M of The Shores, Phase One, an addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: West a distance of 497.52 feet along the North line of Block M to an iron rod set at the point of curvature of a circular curve to the left having a central angle of $0^{\circ} 53' 03''$, a radius of 697.55 feet, and a chord that bears South $89^{\circ} 33' 29''$ West a distance of 10.76 feet;

THENCE: Along said curve an arc distance of 10.76 feet to an iron rod set for a corner on the East line of Hidden Valley, a 50 foot wide right-of-way;

THENCE: North 20.00 feet along said East line to an iron rod set for a corner at the Northeast corner of Hidden Valley, said iron rod being on a circular curve to the left having a central angle of $59^{\circ} 37' 31''$, a radius of 717.55 feet, and a chord that bears South $59^{\circ} 19' 40''$ West a distance of 713.48 feet;

THENCE: Along the North end of Hidden Valley and then the North and Northwest lines of a 20 foot wide alley and the Northwest lines of said addition as follows: Along said curve an arc distance of 746.72 feet to an iron rod set for a corner; South $29^{\circ} 30' 56''$ West a distance of 531.27 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of $36^{\circ} 07' 23''$, a radius of 558.16 feet, and a chord that bears South $47^{\circ} 34' 38''$ West a distance of 346.10 feet; Along said curve an arc distance of 351.90 feet to an iron rod set for a corner on the Northeast line of Shores Blvd., a 60 foot wide right-of-way;

THENCE: North $24^{\circ} 21' 41''$ West a distance of 365.00 feet along said Northeast line to an iron rod set for a corner at the North corner of Shore Blvd.;

THENCE: South $65^{\circ} 38' 19''$ West a distance of 30.00 feet along the Northerly end of Shores Blvd. to an iron rod set for a corner; said iron rod being on a circular curve to the right having an angle of $25^{\circ} 45' 32''$, a radius of 750.00 feet, and a chord that bears North $11^{\circ} 28' 55''$ West a distance of 334.35 feet;

THENCE: Along said curve an arc distance of 337.18 feet to an iron rod set at the point of reverse curvature of a circular curve to the left having an angle of $48^{\circ} 10' 32''$; a radius of 750.00 feet, and a chord that bears North $22^{\circ} 41' 25''$ West a distance of 612.20 feet;

THENCE: Along said curve an arc distance of 630.62 feet to an iron rod set at the point of reverse curvature of a circular curve to the right having an angle of $4^{\circ} 40' 59''$, a radius of 750.00 feet and a chord that bears North $44^{\circ} 21' 41''$ West a distance of 63.25 feet;

THENCE: Along said curve an arc distance of 63.27 feet to an iron rod set for a corner;

THENCE: North $53^{\circ} 14' 55''$ East a distance of 1183.23 feet to an iron rod set for a corner on the North line of the above mentioned 439.7 acre tract and on the most Westerly South line of said 86.95 acre tract;

THENCE: North $89^{\circ} 31' 49''$ East a distance of 310.00 feet along said common line to an iron rod set for a corner at the North east corner of said 439.7 acre tract and an "E11" corner of said 86.95 acre tract;

THENCE: South $0^{\circ} 33' 27''$ West a distance of 893.40 feet along the most Northerly East line of said 439.7 acre tract and the most Southerly West line of said 86.95 acre tract to an iron rod set for a corner;

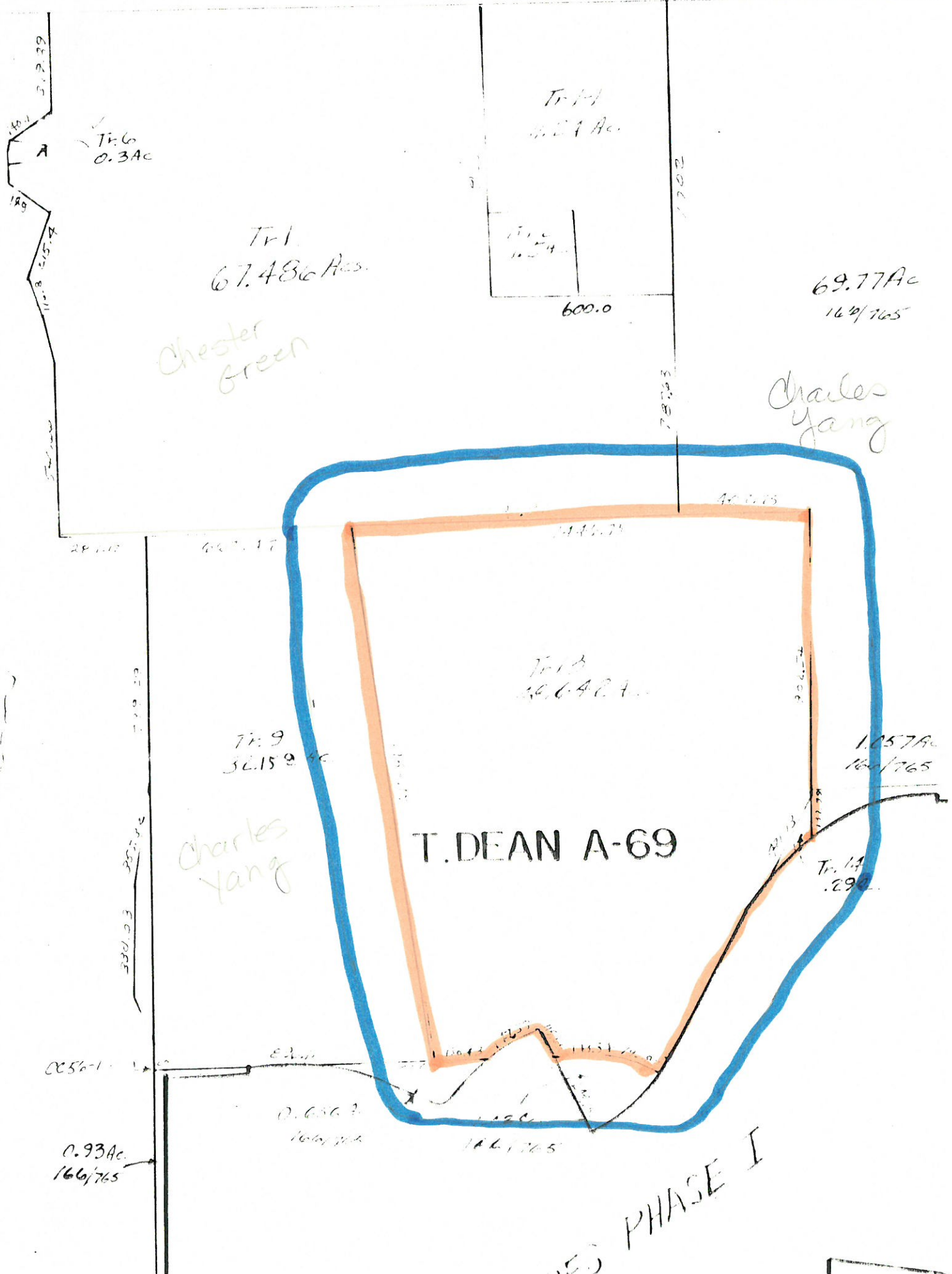
THENCE: North $89^{\circ} 26' 57''$ East a distance of 914.93 feet to an iron rod set for a corner on the East line of said 86.95 acre tract;

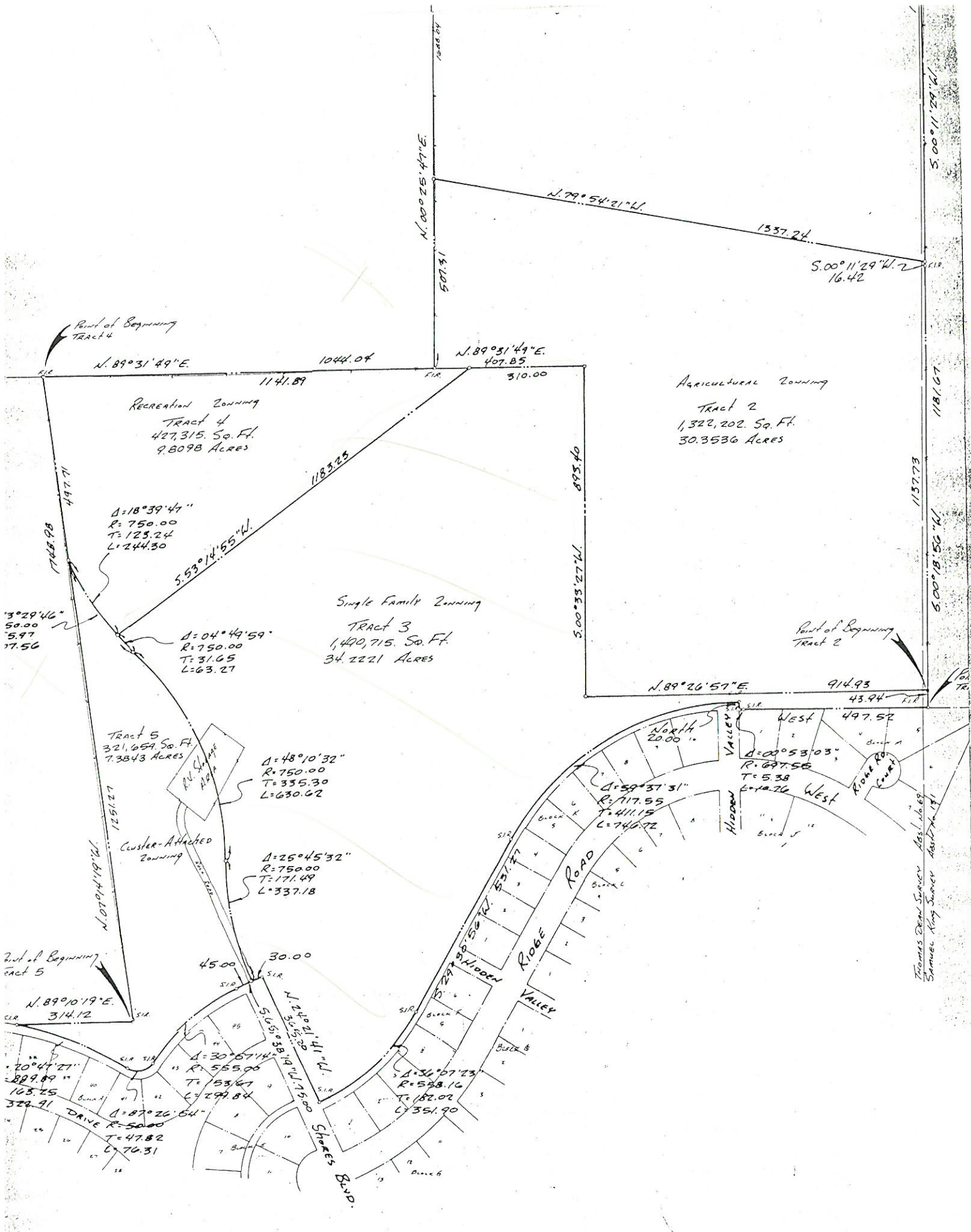
THENCE: South $0^{\circ} 18' 56''$ West a distance of 43.94 feet along said East line to the Point of Beginning and containing 1,490,715 square feet or 34.2221 acre of land.

Shores

Charles Yang
8622 Middle Down
Dal. 75243

Chester Green
6537 Radcliff
Nashville, TN. 37221





RECREATION ZONING
TRACT 4
427,315.50 Sq. Ft.
9.8098 ACRES

AGRICULTURAL ZONING
TRACT 2
1,322,202.50 Sq. Ft.
30.3536 ACRES

SINGLE FAMILY ZONING
TRACT 3
1,490,715.50 Sq. Ft.
34.2221 ACRES

TRACT 5
321,659.50 Sq. Ft.
7.3843 ACRES

CLUSTER-ATTACHED ZONING

Point of Beginning
TRACT 5

Point of Beginning
TRACT 2

THOMAS DEAN SURVEY
ASSISTED BY
SAMUEL KING SURVEY ASSISTANT

Point of Beginning
TRACT 4
N. 89° 31' 49" E. 1044.04
1141.89
310.00
N. 89° 31' 49" E. 407.85

N. 79° 54' 21" W. 1337.24
S. 00° 11' 29" W. 16.42
N. 00° 25' 47" E. 507.91
507.91
1181.07
5.00° 11' 29" W. 1181.07

3° 29' 46"
50.00
5.97
17.56

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

$\Delta = 04^{\circ} 49' 59''$
R: 750.00
T: 31.65
L: 63.27

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

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

$\Delta = 20^{\circ} 44' 21''$
R: 500.00
T: 47.82
L: 76.31

$\Delta = 07^{\circ} 26' 54''$
R: 500.00
T: 47.82
L: 76.31

$\Delta = 30^{\circ} 57' 14''$
R: 555.00
T: 153.67
L: 299.84

$\Delta = 36^{\circ} 07' 23''$
R: 558.16
T: 180.02
L: 351.90

$\Delta = 00^{\circ} 53' 03''$
R: 697.56
T: 5.38
L: 10.76

DRIVE
R: 500.00
T: 47.82
L: 76.31

DRIVE
R: 500.00
T: 47.82
L: 76.31

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DRIVE
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L: 76.31

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 March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Shores 205 Joint Venture

for an amendment to the Preliminary Plan for PD-3, The Shores, for an increase
in the minimum lot sizes and unit sizes for a portion of Tract 3
in PD-3, more particularly described on the attached sheet.

on the following described property:

See attached Project Summary 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-22-Z

Jimmy J. Jarrett
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-22-Z

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

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

1. NOT LARGE ENOUGH. SHOULD BE SAME AS SHORES PHASE I
 2. NEED SEPARATE AUTOMOBILE ACCESS - 96' X 140 LOT SIZES
 3. WHERE IS DEEDED RESERVATION AREA ON PLAN
CURRENT HOUSES WILL LOSE VALUE IF ABOUT
IS NOT FOLLOWED AND ROCKWALL WILL END UP
PAYING FOR MORE
ROADS LATER ON.
- Signature Bill Waites
Address 1655 Plummer

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jimmy J. Jarrett
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-22-Z

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

I am opposed the request for the reasons listed below.

1. I feel it is AN UPGRADE of present Area Requirements
- 2.
- 3.

Ross Wilcox
Signature Ross Wilcox
Address 1850 HIDDEN HILLS
ROCKWALL, TEXAS

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
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for an amendment to the Preliminary Plan for PD-3, The Shores, for an increase
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on the following described property:

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Jimmy J. Jarrett
City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature Lylew Cameron
Address 11713 PLUMMER

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

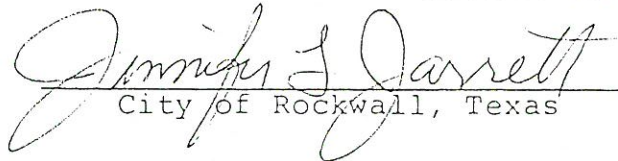
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Jimmy J. Jarrett
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Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature Larry Roberts

Address 1924 Lantana
Garland

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Case NO. P&Z-22-Z

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

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

1. _____
2. Will improve property values.
3. _____

Signature Charles Yates
Address 11635 Plummer

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

Thank you,
City of Rockwall


BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

I am opposed the request for the reasons listed below.

1. Improved Property Value
2. Improved neighborhood
- 3.

Signature Quida B. Jates
Address 1635 Plummer

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature Raymond B Walker
Address 1980 Ridge Crest Pl.

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS


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City of Rockwall, Texas


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-22-Z

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

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

- 1.
- 2.
- 3.

Signature 
Address 1230 Ridge Rd W.

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

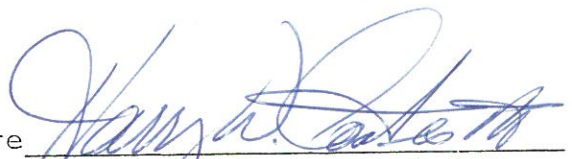
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z-22-Z

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

I am opposed the request for the reasons listed below.

1. Improvement over present zoning
- 2.
- 3.

Signature 
Address 1235 Ridge Rd. West

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature Tom Pomeroy
Address 1660 Plimmer

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS


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City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature Donald E. Anderson
Address 1335 Shores Cr.

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

Thank you,
City of Rockwall.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature John W. Murawski
Address 4940 Ridge Crest Pl

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jennifer J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

1. We feel this is an improvement over the
2. present requirements and in addition we feel
3. Mr. Yocet has a genuine interest in the shores
retaining its value.

Signature Tom R. Hunt

Address 1345 Meandering Way

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS


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City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

I am opposed the request for the reasons listed below.

1. *We want to retain the feeling of openness — space —*
2. *not like tract housing.*
- 3.

Signature Melvin Lea
Address 1925 Hidden Valley

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jimmy J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

1. IT WILL UPGRADE AREA.
2. FEWER HOMES LESS CARS.
3. FEWER CARS LESS POLLUTION.

Signature Thos Adams
Address LOT 17-A SHORES

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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Jimmy J. Jarrett
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Case NO. P&Z-22-Z

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

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

- increased square footage helps the value of our property
- 900 S.F. is way below median housing size.
-

Signature R. Rex Cameron
Address 2006 Lakeshore Dr.
(off on Pelumber Drive)

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of the Lakeside Village Homeowners Association
for a change in the preliminary plan for "PD-2" Planned Development, Lakeside Village,
to provide for a private club as an accessory to a restaurant meeting City
regulations, (Please see attached Project Summary.)

on the following described property:

(See Attached)

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 86-14-Z


City of Rockwall, Texas

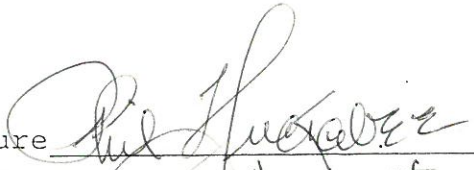
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-14-Z

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

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

- 1.
- 2.
- 3.

Signature 
Address 3322 Augusta Lane

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

Thank you,
City of Rockwall

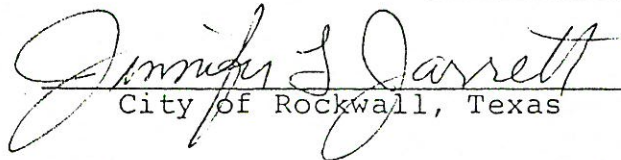
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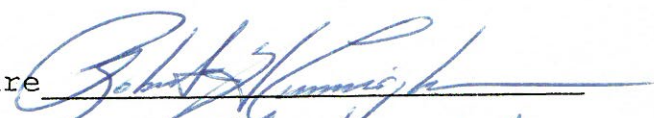
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Case NO. P&Z-22-Z

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

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

1. I AM OPPOSED TO THE REQUEST AS STATED BUT I WOULD
2. BE IN FAVOR OF A REVISED PROPOSAL THAT SHOULD BE
3. PRESENTED BY THE SHORES 205 JOINT VENTURE ON
MARCH 13, 1986.

Signature 

Address 1320 Mendenhall Way

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

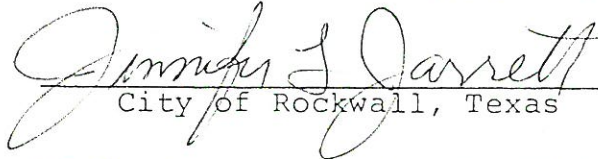
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City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

1. Boundary of 1800 sq.ft. homes / 8400 sq.ft. lots should be expanded.
2. need for additional access roads.
3. _____

Signature Bobbie L. Maness
Address 1830 Hidden Hills

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jimmy J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

- 1. 150-166 new homes + Continued growth in phase 1 without an added exit onto 205 will cause too much traffic on the only entrance.*
- 2. Smaller, lower cost homes and lots will lower the value of all existing and future home in Shores, Phase 1.*
- 3. One home has already been put up for sale because of the proposed changes and others are likely to follow.*

Signature Paul W. Thorsell

Address 1115 Ridge Road West

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jimmy J. Jarrett
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Case NO. P&Z-22-Z

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

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

1. Lot sizes and House sizes are too small, will depreciate value of existing properties.
2. A larger or different buffer should be provided between Phase I + this one.
3. An additional entryway to the Shores subdivision should be provided as well as a construction entrance.

Signature John S. Davidson

Address 1010 Ridge Road Court

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 13th day of March, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Shores 205 Joint Venture
for an amendment to the Preliminary Plan for PD-3, The Shores, for an increase
in the minimum lot sizes and unit sizes for a portion of Tract 3
in PD-3, more particularly described on the attached sheet.

on the following described property:

See attached Project Summary 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-22-Z

Jimmy J. Jarrett
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-22-Z

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

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

1. When we moved into the Shores we were led to believe the entire project would be developed as single family homes of 2200 ft² minimum - on lots of
2. 9 or 10,000 ft² minimum. Then, at a time when fewer than 25 families lived
3. out here, a bunch of multifamily zoning was put in place by a city council that ignored the pleas of 2 out of the 3 of us who showed up. Now, if any subsequent buyers were then told of multifamily zoning here. Now, this bad zoning has become a bargaining chip - we are supposed to give up what should never have been for what should never be: smaller homes and lot sizes that cheapen the rest of the development. The development should be completed as it was begun - no

Signature Allan P. Welch

Address 1905 Hidden Valley

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

multifamily and minimum lots of 10,000 ft² and minimum houses of 2200 ft².

Thank you,
City of Rockwall

ALLAN P. WELCH
1905 Hidden Valley
ROCKWALL, TX 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas


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

Case NO. P&Z-22-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature 
Address 1020 Ridge Road Ct., Rockwall, Texas

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jennifer J. Jarrett
City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

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

1. As has been shown to us what the builder requests he receives and this is a buffer from ~~small~~ to big houses.
2. We were assured homes of 1800 sq ft, but now it is down to 1500 sq ft. — so we positively need this buffer.
3. I feel the City Commissioners are not in tune to the people Signature Mrs + Mrs Ron McClure + will back the builder Address 1840 Hodder Hills anyway.

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

Thank you,
City of Rockwall

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James J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

I am opposed the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature T. J. Ledford
Address 1105 Ridge Rd W

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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City of Rockwall, Texas

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Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature Marilyn Naughton
Address 1360 Champion

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Jennifer J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

10

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

I am opposed the request for the reasons listed below. OPPOSED!

1. *It was my understanding that the owners, Shore 205 Joint
2. Venture, agreed to an 1800 minimum square foot requirement
with the present homeowners at the Shore 205 as well as with
the planning & zoning commission. ~~the~~ As an interested
homeowner, I cannot support a proposal of 1500 square foot
minimum. It will reduce
the value of homes in Phase I.*

Signature Robert L. Cunningham

Address 1190 Ridge Road West
Rockwall, Texas

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

Thank you,
City of Rockwall

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Jimmy J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

- 1.
- 2.
- 3.

Signature Ms + Mrs Gary Ballou
Address 1440 Plummer

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Jimmy J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

① 7200 sq' lots with 1500 sq' fits into a tract builders plan and I am
fearful of zoning which may lead to that, obviously the proposal
is better than current zoning in tract 3.

② I am definitely opposed to the other zoning changes attached to
the entire request. No engross/requests requirements, loss
of dedicated recreational areas, and the potential of
tract builders in the areas currently zoned A-1.

Signature *[Signature]*

Address 1380 Shiner

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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James J. Jarrett
City of Rockwall, Texas

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

Case NO. P&Z-22-Z

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

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

1. *A compromise plan has been developed by Mr. Holt*
2. *and the Shores Homeowners Association which*
3. *varies from the above plan*

Signature James Blairlaw
Address 1545 Hidden Hills

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

Thank you,
City of Rockwall

*Amended
PD-3
from A to PD-3
85-102*

fill copy

ORDINANCE NO. 86-39

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NUMBER 80-33 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE FROM "AG" AGRICULTURAL DISTRICT CLASSIFICATION TO "PD-3", THE SHORES, TO ADD A TRACT OF LAND CONTAINING 30.35 ACRES, MORE FULLY DESCRIBED HEREIN IN EXHIBIT "A" ATTACHED HERETO, SO AS TO AMEND THE APPROVED SITE PLAN ON PD-3, THE SHORES; PROVIDING 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, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall and Ordinance No. 80-33 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, and Ordinance No. 80-33, as heretofore amended, be and the same are hereby amended by amending the approved site plan for PD-3, Planned Development District Number 3, on the tract of land containing 30.3536 acres more fully described on Exhibit "A" attached hereto and made a part hereof.

Section 2. That development of Tracts 2, 3, 4, and 5 as designated on Exhibit "B", shall meet the requirements of the area requirements

of "SF-7", Single Family District Classification with the following exceptions:

- A. Buffer Zone - One Lot Deep (as designated on Exhibit "B")
Minimum Lot Size-----8,400 sq. ft.
Minimum Unit Size-----1,800 sq. ft.
- B. Buffer Zone - Two Lots Deep (as designated on Exhibit "B")
Minimum Lot Size-----8,400 sq. ft.
Minimum Unit Size-----1,500 sq. ft.
- C. Remainder of Land in Tracts 2, 3, 4, and 5
Minimum Lot Size-----7,200 sq. ft.
Minimum Unit Size-----1,500 sq. ft.

Section 3. Prior to approval of a development plan on Tracts 2, 3, 4, or 5 as shown on Exhibit "B", a neighborhood park site of three to five acres shall be submitted and approved to be located in Tract 4.

Section 4. That Planned Development District Number 3: The Shores 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. 3, The Shores to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 3, The Shores, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "C" 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. 3: The Shores shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance

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


Section 6. If any section, 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, 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 7. 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 8. 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 19th day of May, 1986.

APPROVED:


Mayor

ATTEST:

BY: 

1st reading 5/5/86

2nd reading 5/19/86