

## EXHIBIT "A"

Reese  
MANOR

BEING a tract of land out of the 6.9598 acre Roca-Villa Ltd., a Corporation, tract of land, said tract being situated in the R. F. Boydston Survey, Abstract No. 14, in the City of Rockwall and also being a part of the J. W. Reese tract as recorded in Volume 43, Page 148 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a point for a corner in the W R.O.W. line of Goliad Street (State Highway No. 205), said point being  $N 10^{\circ}17'49'' W$  a distance of 169.26 ft. from the NE corner of Ridgeview Addition to the City of Rockwall and said point also being the beginning of a circular curve to the right having a central angle of  $27^{\circ}53'23''$ , a radius of 146.54 ft. and a tangent of 36.39 ft.; THENCE along a circular curve to the right a distance of 71.33 ft. to the point of reverse curvature of a circular curve to the left having a central angle of  $30^{\circ}$ , a radius of 188.54 ft. and a tangent of 50.52 ft.; THENCE along said circular curve to the left a distance of 98.72 ft. to the point of tangency; THENCE  $S 89^{\circ}58'31'' W$  a distance of 89.06 ft. to a point for a corner; THENCE  $N$  a distance of 173.49 ft. to a point for a corner; THENCE  $S 87^{\circ}25'01'' E$  a distance of 175.0 ft. to an iron rod for a corner; THENCE  $S$  a distance of 100.0 ft. to an iron rod for a corner; THENCE  $E$  a distance of 60.0 ft. to an iron rod for a corner in the W R.O.W. line of Goliad Street; THENCE  $S 5^{\circ}06'32'' E$  along the W R.O.W. line of Goliad St. a distance of 39.62 ft. to an iron rod for a corner; THENCE  $S 10^{\circ}17'49'' E$  continuing along the W R.O.W. line of Goliad St. a distance of 71.99 ft. to the Point of Beginning and containing 0.8484 acres (36,956 sq. ft.) of land.

- IV. H. P&Z 86-25-Z - Hold Public Hearing and Consider Approval of Amending the Comprehensive Zoning Ordinance to Eliminate the "MF-20" Multifamily Zoning Classification
- I. P&Z 86-23-Z - Hold Public Hearing and Consider Approval of a Zone Change from "MF-20" Multifamily to "MF-15" Multifamily Classification on an .8484 Acre Tract of Land Located on SH-205 and Lake Meadows Drive (Reese Manor)

Action Needed: Approval or denial of an amendment to the Comprehensive Zoning Ordinance to eliminate the "MF-20" classification and to rezone an .8484 Acre tract of land located on SH-205 and Lake Meadows Drive (Reese Manor)

Several months ago the City Council agreed to eliminate the "MF-20" classification from the Comprehensive Zoning Ordinance. Before we could complete this change in the Zoning Ordinance we had to zone the one existing tract of land in the City that is zoned "MF-20" to another classification. The tract that is currently zoned "MF-20" is Reese Manor, the Housing Authority project located at Lake Meadows Drive and SH-205. We are proposing to rezone that tract of land from "MF-20" to "MF-15". It will not alter the status of the project in any way, as it is currently nonconforming even under the "MF-20" classification. It definitely already exceeds 20 units to the acre, so placing an "MF-15" classification with a maximum density of 14 units to the acre will not in any way alter its current status under the Zoning Ordinance. Once the Council has rezoned this tract of land, they can then consider amending the Comprehensive Zoning Ordinance to eliminate "MF-20" as a classification.

- V.H. P&Z 86-23-Z - Hold Public Hearing and Consider Approval of a Zone Change from "MF-20" Multifamily to "MF-15" Multifamily Classification on an .8484 Acre Tract of Land Located on SH-205 and Lake Meadows Drive (Reese Manor)
- V.I. P&Z 86-25-Z - Hold Public Hearing and Consider Approval of ~~Amending~~ The Comprehensive Zoning Ordinance to Eliminate the "MF-20" Multifamily Zoning Classification

Action Needed: Approval or denial of an amendment to the Comprehensive Zoning Ordinance to eliminate the "MF-20" classification and to rezone an .8484 Acre tract of land located on SH-205 and Lake Meadows Drive (Reese Manor)

Several months ago the City Council agreed to eliminate the "MF-20" classification from the Comprehensive Zoning Ordinance. Before we could complete this change in the Zoning Ordinance we had to zone the one existing tract of land in the City that is zoned "MF-20" to another classification. The tract that is currently zoned "MF-20" is Reese Manor, the Housing Authority project located at Lake Meadows Drive and SH-205. We are proposing to rezone that tract of land from "MF-20" to "MF-15". It will not alter the status of the project in any way, as it is currently nonconforming even under the "MF-20" classification. It definitely already exceeds 20 units to the acre, so placing an "MF-15" classification with a maximum density of 14 units to the acre will not in any way alter its current status under the Zoning Ordinance. Once the Council has rezoned this tract of land, they can then consider amending the Comprehensive Zoning Ordinance to eliminate "MF-20" as a classification.

The Planning and Zoning Commission has recommended approval.

A copy of the ordinance is attached for your review.

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 City of Rockwall  
for a change in zoning from "MF-20" multifamily to "MF-15" Multifamily on a .8484 acre  
tract of land located on SH-205 and Lake Meadows Drive (Reese Manor)

on the following described property:

See attached legal description and Summary

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. 86-23-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. 86-23-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

The City of Rockall is currently in the process of eliminating the "MF-20" Multifamily District Classification from the Zoning Ordinance. Reese Manor is the only property in the City currently zoned "MF-20". The City is proposing to change the zoning from "MF-20" to "MF-15". The only significant difference between the two classifications is that the "MF-20" District had a maximum density of 20 units per acre. The "MF-15" classification has a maximum density of 14 units per acre.

from the zoning ordinance.

The city of Rockwall is currently in the process of eliminating the MF-20 multifamily District Classification. Reese Manor is the only property in the city currently zoned MF-20. The city is proposing to change the zoning from MF-20 to MF-15. The only significant difference between the 2 classifications <sup>is</sup> that the MF-20 district had a maximum density of 20 units per acre. The MF-15 classification has a maximum density of 14 ~~units~~ per acre.

MF-20 to MF-15  
Russman

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 a joint public hearing 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, Texas, as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification of "MF-2"

~~Multifamily District Classification:~~

BEING a tract of land out of the 6.9598 acre Roca-Villa Ltd., a Corporation, tract of land, said tract being situated in the B. F. Boydston Survey, Abstract No. 14, in the City of Rockwall and also being a part of the J. W. Reese tract as recorded in Volume 43, Page 148 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a point for a corner in the W R.O.W. line of Goliad Street (State Highway No. 205), said point being  $N 10^{\circ}17'49'' W$  a distance of 169.26 ft. from the NE corner of Ridgeview Addition to the City of Rockwall and said point also being the beginning of a circular curve to the right having a central angle of  $27^{\circ}53'23''$ , a radius of 146.54 ft. and a tangent of 36.39 ft.; THENCE along a circular curve to the right a distance of 71.33 ft. to the point of reverse curvature of a circular curve to the left having a central angle of  $30^{\circ}$ , a radius of 188.54 ft. and a tangent of 50.52 ft.; THENCE along said circular curve to the left a distance of 98.72 ft. to the point of tangency; THENCE  $S 89^{\circ}58'31'' W$  a distance of 89.06 ft. to a point for a corner; THENCE  $N$  a distance of 173.49 ft. to a point for a corner; THENCE  $S 87^{\circ}25'01'' E$  a distance of 175.0 ft. to an iron rod for a corner; THENCE  $S$  a distance of 100.0 ft. to an iron rod for a corner; THENCE  $E$  a distance of 60.0 ft. to an iron

rod for a corner in the W R.O.W. line of Goliad Street;  
THENCE S 5°06'32" E along the W R.O.W. line of Goliad St.  
a distance of 39.62 ft. to an iron rod for a corner; THENCE  
S 10°17'49" E continuing along the W R.O.W. line of Goliad  
St. a distance of 71.99 ft. to the Point of Beginning and  
containing 0.8484 acres (36,956 sq. ft.) of land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein by the granting of this zoning change.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO HUNDRED DOLLARS (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. WHEREAS, it appears that the above-described property requires classification as an "MF-2" Multifamily District Classification in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas,  
on the 2nd day of June, 1980

APPROVED:

  
MAYOR

ATTEST:

  
City Secretary



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. 86-23-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. *Maximum density of 14 units per acre appeals to me.*
2. *Reinforces my opinion that Rockwall has high housing standards.*
- 3.

Signature *Cathryn M. Concell*

Address \_\_\_\_\_

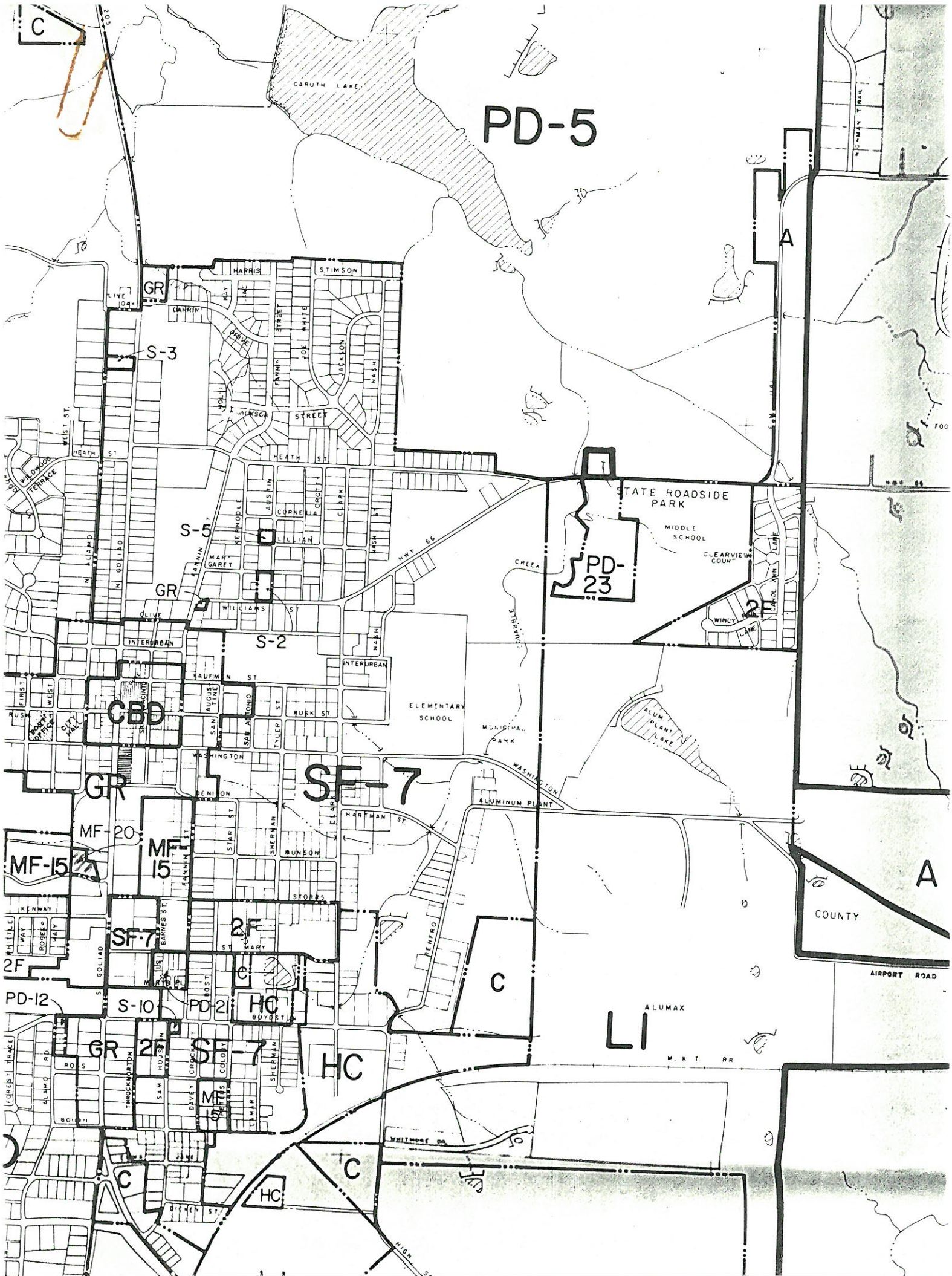
Check one item PLEASE and return the notice to this office IMMEDIATELY.

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# PD-5





Rocca Villa: Alice White  
1924 Fresno  
Plano, Tx. 75074

William Hardin  
217 Lake Meadows  
Rockwall

Judith E. Evans  
124 Lake Meadows  
Rockwall

Leroy Howard  
3106 Country Club Rd.  
Garland 75043

Bobby D. White  
225 Lake Meadows  
Rockwall

Phillip L. Hail  
209 Becky Ln.  
Rockwall

John Patrick  
407 Monte Vista  
Dal. 75223

Johnnie W. Ray  
P. O. Box 98  
Rockwall

Martha, McCourt  
5909 Lake Hubbard #111  
Garland 75043

Laura L. Matteson  
201 Wood Park  
Rockwall

Reese Valley

Richard Harris  
2604 Ridge Rd.  
Rockwall

Maris Parznicks  
3510 Woodleigh DR.  
Dal. 75229

Recca Villa

All American Fast Food Service  
P.O. Box 234  
Rowlett, TX. 75088

Lee A. Gardner  
Rt. 4, Box 783  
Rockwall

Cain Properties  
812 S. Goliad  
Rockwall

Rodney F. Dial  
77 Meanderingway  
Royse City, 75089

Kenway Hill

Rockwall Center J/V  
P.O. Box 64549  
Dallas, 75206

Michael A. Stephenson  
2300 Stammons  
Suite 5-F-30  
Dal. 75207

B.F. Boyd, Jr

Harold Chenault  
Rt. 5, Box 80A  
Rockwall

Recca Villa

Louis Johnston  
4130 Walnut Hill Ln.  
Dal. 75229

B.F. Boyd.

Henry Zollner  
Rt. 1, Box 113  
Rockwall

Kenneth W. McConnell  
8344 E. R.L. Thornton  
#202  
Dal. 75228

Recca Villa:

Tommy Singleton  
% Ken E. Andrews & Co.  
P.O. Box 495  
Seagoville, Tx. 75159

Kent H. Petzold  
1205 Ashmore Ct.  
Southlake, Tx. 76092

John L. Bearrie  
2844 Lago Vista Loop  
Irving, Tx. 75062

Don Flint  
1802 Tolin TR.  
Garland 75043