

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-38-2 Filing Fee _____ Date 4/22
Applicant Stokes 205 J.V. Venture Phone 272-5524
Mailing Address _____

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.)

I hereby request that the above described property be changed from its present zoning which is

_____ District Classification
to _____ District Classification
for the following reasons: (attach separate sheet if necessary)

To amend the Preliminary Plan for PD-3 to revise the phasing plan for thoroughfare improvements.

There (Are) deed restrictions pertaining to the intended use of the property.
(Are Not)

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 Beck*

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)

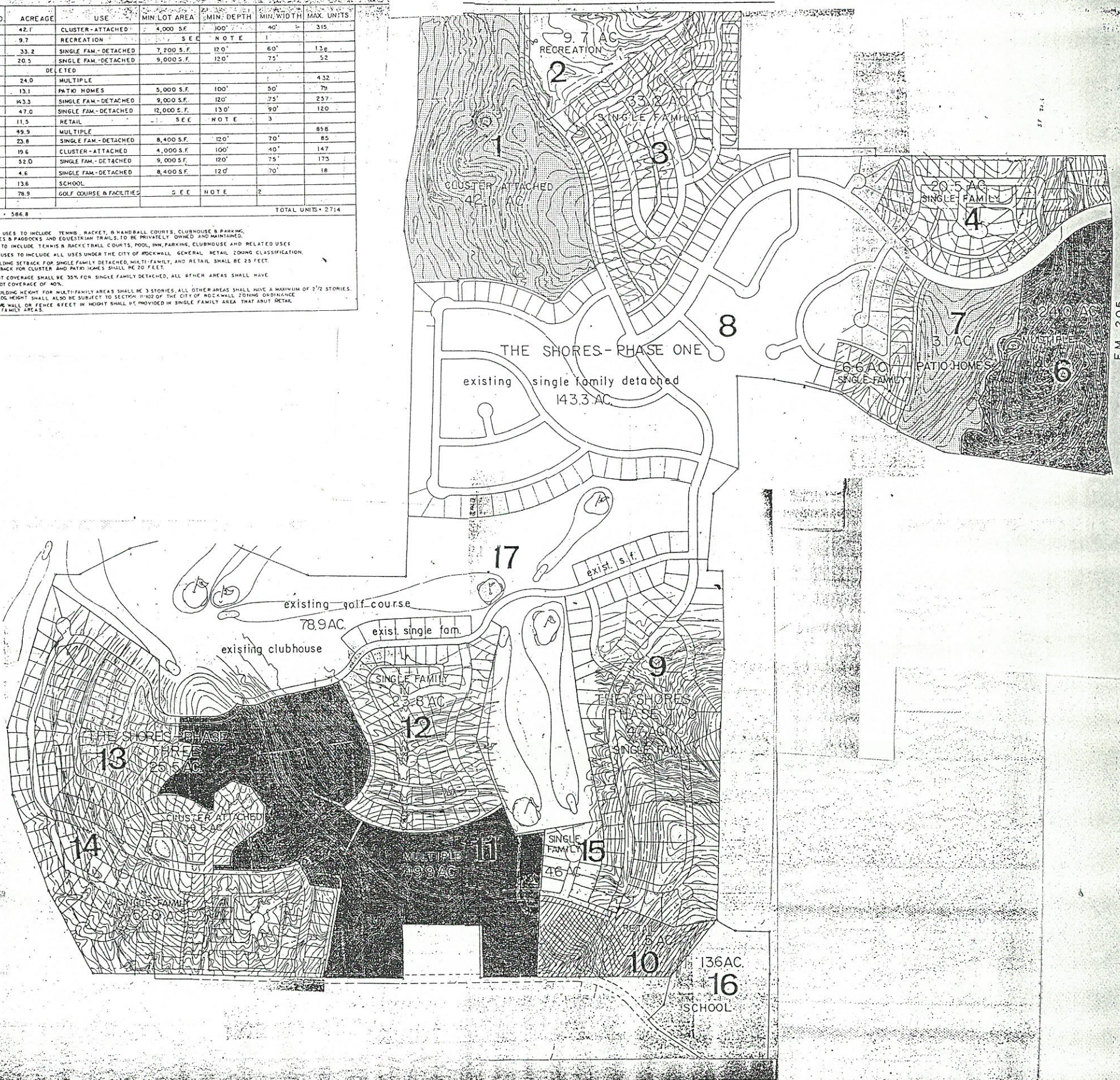
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

- BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;
- THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;
- THENCE: North 0° 49' East, 50 feet to a point for a corner;
- THENCE: South 89° 43' West, 915.1 feet to a point for a corner;
- THENCE: North 0° 44' East, 903.2 feet to a point for a corner;
- THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;
- THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;
- THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;
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- THENCE: North 0° 33' East, 790.6 feet to a point for a corner;
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- THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;
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- THENCE: North, 435 feet to a point for a corner;
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- THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;
- THENCE: Following said right-of-way line North 7° 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less.

TRACT NO.	ACREAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
1	42.1	CLUSTER-ATTACHED	4,000 S.F.	100'	40'	315
2	9.7	RECREATION	SEE NOTE			
3	33.2	SINGLE FAM-DETACHED	7,200 S.F.	120'	60'	136
4	20.5	SINGLE FAM-DETACHED	9,000 S.F.	120'	75'	52
5		DELETED				
6	24.0	MULTIPLE				432
7	13.1	PATIO HOMES	5,000 S.F.	100'	50'	79
8	63.3	SINGLE FAM-DETACHED	9,000 S.F.	120'	75'	257
9	47.0	SINGLE FAM-DETACHED	12,000 S.F.	130'	90'	120
10	11.5	RETAIL	SEE NOTE			3
11	49.9	MULTIPLE				858
12	23.8	SINGLE FAM-DETACHED	8,400 S.F.	120'	70'	85
13	19.6	CLUSTER-ATTACHED	4,000 S.F.	100'	40'	147
14	52.0	SINGLE FAM-DETACHED	9,000 S.F.	120'	75'	173
15	4.6	SINGLE FAM-DETACHED	8,400 S.F.	120'	70'	18
16	136	SCHOOL				
17	78.9	GOLF COURSE & FACILITIES	SEE NOTE			2
TOTAL ACRES = 586.8			TOTAL UNITS = 2714			

NOTES
 1) PERMITTED USES TO INCLUDE TENNIS, RACKET, & HANDBALL COURTS, CLUBHOUSE & PARKING, POOL, STABLES & PADDocks AND EQUESTRIAN TRAILS, TO BE PRIVATELY OWNED AND MAINTAINED.
 2) FACILITIES TO INCLUDE TENNIS & RACKET TRAIL COURTS, POOL, INN, PARKING, CLUBHOUSE AND RELATED USES
 3) PERMITTED USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWALL GENERAL RETAIL ZONING CLASSIFICATION.
 4) MINIMUM BUILDING SETBACK FOR SINGLE FAMILY DETACHED, MULTI-FAMILY, AND RETAIL SHALL BE 25 FEET. MINIMUM SETBACK FOR CLUSTER AND PATIO HOMES SHALL BE 20 FEET.
 5) MAXIMUM LOT COVERAGE SHALL BE 35% FOR SINGLE FAMILY DETACHED, ALL OTHER AREAS SHALL HAVE A MAXIMUM LOT COVERAGE OF 40%.
 6) MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY AREAS SHALL BE 3 STORIES, ALL OTHER AREAS SHALL HAVE A MAXIMUM OF 2 1/2 STORIES. THE MAX. HLDG. HEIGHT SHALL ALSO BE SUBJECT TO SECTION 11-02 OF THE CITY OF ROCKWALL ZONING ORDINANCE.
 7) A SCREENING WALL OR FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED IN SINGLE FAMILY AREA THAT ADJUT DETAIL OR MULTI-FAMILY AREAS.



F.M. 205

CITY OF ROCKWALL
 205 West Rusk Street
 ROCKWALL, TEXAS 75087-3793
 (214) 722-1111 • Dallas 226-7885

INVOICE

G 002838

DATE: 6-23-86

Mr Joe Holt
 First Garland Savings & Loan
 P.O. Box 469005
 Garland, Texas 75046-9005

The Shores
 Thoroughfare Phasing Plan

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Consulting Fees for the review of the Thoroughfare Phasing Plan for the Shores	zoning fees	3940.00

10-85 600

STATE OF TEXAS
COUNTY OF ROCKWALL

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THE SHORES/NORTHSHORE

AREA

TRANSPORTATION ANALYSIS

MASTERPLAN

April 21, 1986

Table 1
The Shores
Trip Generation

Phase/Tract	Use	# of Units	Total Daily Trips	AM Peak		PM Peak	
				In	Out	In	Out
I-8	SF	250	2,570	53	138	158	93
II-1	SF	140	1,400	29	77	88	52
2	SF	40	400	8	22	25	15
3	SF	133	1,330	28	73	84	49
4	SF	52	520	11	29	33	19
7	PH	<u>79</u>	<u>790</u>	<u>17</u>	<u>43</u>	<u>50</u>	<u>29</u>
		694	6,940	146	382	438	257
III-6	MF	457	3,016	46	183	183	91
IV-9	SF	120	1,200	25	64	76	44
11	PH	300	3,000	63	159	189	111
12	SF	85	850	18	45	54	31
13/14	SF	60	600	13	32	38	22
15	SF	<u>18</u>	<u>180</u>	<u>4</u>	<u>10</u>	<u>11</u>	<u>7</u>
		583	5,830	123	310	368	215
V-13/14	PH/SF	260	2,600	55	143	164	96
10	Retail	125,000 SF	<u>8,337</u>	<u>113</u>	<u>100</u>	<u>350</u>	<u>388</u>
			10,937	168	243	514	484
Grand Total			26,723	483	1,118	1,503	1,047

ANALYSIS

The network planned to support Phase I is the existing street system, which consists of Ridge Road connecting to SH 205. Ridge Road is a curvilinear two lane street whose capacity is approximately 500 vehicles per hour (vph) in each direction. Since Phase I peak hour trip generation is less than 200 vph per direction, Ridge Road is more than adequate for full development of this phase.

Phase II adds an additional 444 single family and patio home units to the area. Adding trips produced by these units to Phase I traffic results in one-way trip estimates of approximately 440 vph. This amount of traffic could be accommodated by Ridge Road, although improvements at its intersection with SH 205 would be necessary. This intersection would require widening to include construction of a north-bound left turn lane, and possible signalization.

Phase III is the multi-family tract at the intersection of SH 205 and Ridge Road. The Shores has recently acquired additional frontage along SH 205 and this tract should take its major access from SH 205. Therefore, Ridge Road would hardly be impacted by this tract during the morning peak hours, and would be impacted to a minor degree during the evening peak hour.

The addition of Phase IV to the above phases results in trip expectations which exceed the ability of Ridge Road. Additional access to the Shores must therefore be obtained. This access could take one of two forms: eastward development of N. Alamo Road, or a tie to North Lakeshore Drive. The northward extension of North Lakeshore Drive to Dalton Road would not sufficiently provide for expected demands, primarily because it does not address the principal demand pattern to and from the south.

The purpose of this study is to determine what streets should be required in order to accommodate future development in the Shores/Northshore area.

THE SHORES

Phase I consists of approximately 257 single family lots comprising all of Tract 8. Approximately 160 of these are currently occupied. All must use Ridge Road for ingress/egress.

Phase II will consist of single family lots also. Development of Tracts 1, 2, 3, 4, and 7 is anticipated.

Phase III will be comprised of the multi-family Tract 6. Newly acquired access to SH 205 and an additional 1.4 acres will probably result in more focus of this tract toward SH 205 and less toward The Shores. Primary tract access will be directly to SH 205. Because of the acquisition of direct access to SH 205, the development of a separate street along the tract's southern boundary is not required, and has been deleted. This phase of development could actually come at any time in the overall development plan.

Phase IV is expected to include Tracts 9, 11, 12, 15, and parts of 13 and 14. Lots will be for single family and patio homes.

Phase V is expected to include the remainder of Tracts 13 and 14, as well as development of Tract 10 for retail uses.

Table I shows the number of trips expected to be generated by each phase of development. This traffic is then applied to the street network by phase, so that its impact can be known.



First Garland
Savings

JOE F. HOLT
President
Chief Executive Officer

February 25, 1986

Ms. Julie Couch
Assistant City Manager
City of Rockwall
Rockwall, Texas 75087

Dear Ms. Couch:

City Ordinance #80-33 amended the approved site plan on PD-3 covering The Shores in December of 1980.

The Shores 205 Joint Venture group now owns the majority of the property included within that PD-3. We would appreciate the City contracting a firm specializing in land use and transportation to conduct a study of the traffic patterns within The Shores. We would ask that the study include or consider the following information:

1. We currently own 1.4 acres with a direct frontage on Highway 205 that would provide a separate access for the 24 acres multi-family shown on the land and zoning map as Tract No. 6.
2. The possible impact of reduction of traffic if Tract No. 11 which is 49.9 acres currently zoned multi-family that would allow 898 units were to be reduced to a mixture of patio and single family. We will ask the land planner, Mr. J. T. Duncan, to estimate the total number of units to be included in that tract.
3. To consider the elimination of the school use as shown in Tract No. 16. There are no current or long term plans for that to be used for a school. This may require a change in zoning and if so, we will instigate such.
4. To consider that part of Tract 1 has been down zoned from clusters to allow 7000 SF lots. Also, feel that the balance of Tract No. 1 should be looked at separately and maybe consider an outlet to the north to Dalton Road when the adjoining property to the north is developed.

Bill
Make 2 copies
1 for 25th
14 org boards to
me



First Garland
Savings

JOE F. HOLT
President
Chief Executive Officer

Ms. Julie Couch
Page 2

After you've had an opportunity to review the above information and select a firm to conduct the study, we would like to know the approximate time and cost to conduct this study. If any of the above points need to be clarified, please let me know.

Regards,

Joe F. Holt

MASTERPLAN

May 23, 1986

Mrs. Julie Couch
City of Rockwall
205 West Rusk
Rockwall, TX 75087-3793

Statement for Services Rendered April 24 through May 21, 1986

The Shores

Total Consulting Fees: \$2,590.00

Total This Period: \$2,590.00

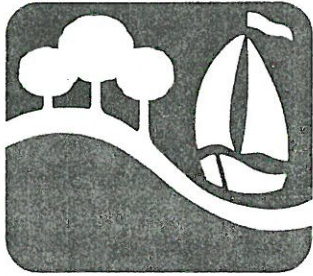
Unpaid from Prior Period \$1,350.00
See statement dated 4/30/86

TOTAL AMOUNT DUE: \$3,940.00

Please make check payable to Masterplan



John F. Reglin, P.E.



CITY OF ROCKWALL
"THE NEW HORIZON"

June 11, 1986

Mr. Joe Holt
First Garland Savings
P. O. Box 469005
Garland, TX 75046-9005

RE: Case No. P&Z 86-38-Z - Shores 205 Joint Venture

Dear Mr. Holt:

On 6-9-86 the Rockwall City Council voted to approve your request for amendment to the Preliminary Plan for a revision of the Phasing Plan for "PD-3", "The Shores" for Thoroughfare improvements as presented.

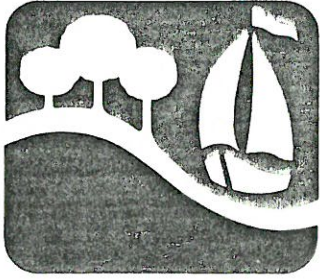
If you should have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Jennifer Jarrett
Administrative Aide

JJ/ss

cc: Bldg. Insp.
File



CITY OF ROCKWALL
"THE NEW HORIZON"

June 17, 1986

Joe Holt
First Garland Savings & Loan
P. O. Box 469005
Garland, TX 75046-9005

Re: Thoroughfare Review in the Shores - Case No. P&Z 86-38-Z

Dear Joe:

We have received the statement from John Reglin for his review of the Thoroughfare Phasing Plan for the Shores. The total invoice is for \$3,940.00. Attached is a copy of the statement and a copy of our invoice.

Let me know if you need any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

JC/ss

Attachment

III. A. P&Z 86-38-2 - Hold Public Hearing and Consider Approval of a Request from the Shores 205 Joint Venture for an Amendment to the Preliminary Plan for "PD-3", The Shores, to Revise the Phasing Plan for Thoroughfare Improvements

Action Needed: Approval or denial of the change in the approved phasing plan for thoroughfare improvements for The Shores

As we mentioned at the Work Session, Joe Holt, with the Shores 205 Joint Venture, has requested the City to review its phasing plan for roadway improvements. The original phasing plan for The Shores was done in 1980 when The Shores came in with their current Master Plan which contains a substantial amount of acreage, with Multifamily, Cluster Homes, Patio Homes and Single Family. Some of the Cluster Homes area has been rezoned to Single Family, and some of the area south of The Shores, which previously was zoned Multifamily, has now been zoned Planned Development with no density attached. In addition, the applicant has indicated a willingness to downgrade some of the Multifamily zoning remaining in The Shores.

The City's Traffic Planner has reviewed the sector plan that was done in 1980 in relation to current conditions and the current Thoroughfare Plan and has developed some recommendations. Attached is a copy of his study which outlines in detail his recommendations. To summarize, the following is a comparison of our Planner's current recommendations and the ordinance as it is currently written.

PHASING IMPROVEMENTS

<u>Improvements</u>	<u>Current Ordinance</u>	<u>Proposed Recommendations</u>
Turn Lane on SH-205	-----	Prior to any additional Plats
Escrowing for Signal at SH-205	---+---	After 200 additional units are added
Construction of second Entrance	After 263 additional units are added	After 450 additional units are added
Construction of third Entrance	After 545 additional units are added	After 700 additional units are added
Construction of Quail Run Extension	Prior to development of Tract 6 or 7	-----

As you can see, our Planner is recommending that we require some improvements that the current plan does not address, including the turn lane on SH-205 and the escrowing for signal light on SH-205. He also believes that the intersections at Ridge Road West and either Lakeshore of Alamo will be capable of carrying more cars than originally proposed in the current ordinance, and he is recommending that more units be allowed

prior to the construction of either the second or third entrance. He is not recommending that the construction of a Quail Run extension to serve the Multifamily tract at the intersection of SH-205 and Ridge Road West be constructed because the property owner has now acquired some property which gives him direct frontage onto SH-205. The purpose of the Quail Run extension was to provide access out of the development without having to empty out onto Ridge Road West. The developer has accomplished this in another way. John Reglin will be present at the meeting Thursday night to review his recommendations with the Commission.

III. F. P&Z 86-38-Z - Hold Public Hearing and Consider Approval of a Request from the Shores 205 Joint Venture for an Amendment to the Preliminary Plan for "PD-3", The Shores, to Revise the Phasing Plan for Thoroughfare Improvements

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The Planning and Zoning Commission has recommended approval of this request.

III. F. P&Z 86-38-Z - Hold Public Hearing and Consider Approval of a Request from the Shores 205 Joint Venture for an Amendment to the Preliminary Plan for "PD-3", The Shores, to Revise the Phasing Plan for Thoroughfare Improvements

Action Needed: Approval or denial of the change in the approved phasing plan for thoroughfare improvements for The Shores

Joe Holt, with the Shores 205 Joint Venture, has requested the City to review its phasing plan for roadway improvements. The original phasing plan for The Shores was done in 1980 when The Shores came in with their current Master Plan which contains a substantial amount of acreage, with Multifamily, Cluster Homes, Patio Homes and Single Family. Some of the Cluster Home area has been rezoned to Single Family, and some of the area south of The Shores, which previously was zoned Multifamily, has now been zoned Planned Development with no density attached. In addition, the applicant has indicated a willingness to downgrade some of the Multifamily zoning remaining in The Shores.

The City's Traffic Planner has reviewed the sector plan that was done in 1980 in relation to current conditions and the current Thoroughfare Plan and has developed some recommendations. Attached is a copy of his study which outlines in detail his recommendations. To summarize, the following is a comparison of our Planner's current recommendations and the ordinance as it is currently written.

PHASING IMPROVEMENTS

<u>Improvements</u>	<u>Current Ordinance</u>	<u>Proposed Recommendations</u>
Turn Lane on SH-205	-----	Prior to any additional plats
Escrowing for Signal at SH-205	----- 	After 200 additional units are added
Construction of second Entrance	After 263 additional units are added	After 450 additional units are added
Construction of third Entrance	After 545 additional units are added	After 700 additional units are added
Construction of Quail Run Extension	Prior to development of Tract 6 or 7	-----

As you can see, our Planner is recommending that we require some improvements that the current plan does not address, including the turn lane on SH-205 and the escrowing for signal light on SH-205. He also believes that the intersections at Ridge Road West and either Lakeshore or Alamo will be capable of carrying more cars than originally proposed in the current ordinance, and he is recommending that more units be allowed

prior to the construction of either the second or third entrance. He is not recommending that the construction of a Quail Run extension to serve the Multifamily tract at the intersection of SH-205 and Ridge Road West be constructed because the property owner has now acquired some property which gives him direct frontage onto SH-205. The purpose of the Quail Run extension was to provide access out of the development without having to empty out onto Ridge Road West. The developer has accomplished this in another way.

The Planning and Zoning Commission has recommended approval of this request.

REQUEST SUMMARY

The current ordinance regulating "PD-3", The Shores, contains a phasing plan for road improvements to be completed during the build out of The Shores. The timing of the road improvements is tied to completion of housing units within The Shores. Certain road improvements are required after a certain number of housing units are complete. The applicant has asked the City to review the phasing plan to determine if the plan can be revised due to changed conditions.

PHASING IMPROVEMENTS

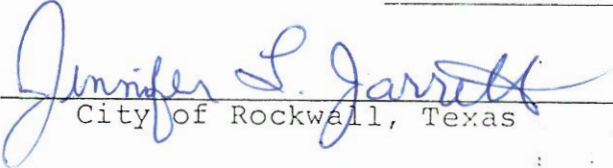
<u>Improvements</u>	<u>Current Ordinance</u>	<u>Proposed Recommendations</u>
Turn Lane on SH-205	-----	Prior to any additional Plats
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BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock P. M. on the 8th day of May, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Shores 205 Joint Venture
for a change in the Preliminary Plan for The Shores, "PD-3" to revise
the phasing plan for Thoroughfare improvements
on the following described property:

(See attached property description)

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 86-38-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 86-38-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

TRACT NO.	ACRAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
1	47.7	CLUSTER-ATTACHED	4,000 S.F.	160'	40'	310
2	7.7	RECREATION	N.O.T.E.	N.O.T.E.	7'	
3	33.2	SINGLE-FAM-DETACHED	2,000 S.F.	120'	40'	174
4	20.3	SINGLE-FAM-DETACHED	3,000 S.F.	120'	35'	52
5		WELLHEAD				
6	24.0	MULTIPLE				452
7	13.1	PATIO HOMES	3,000 S.F.	160'	30'	79
8	103.3	SINGLE-FAM-DETACHED	3,000 S.F.	120'	25'	257
9	47.6	SINGLE-FAM-DETACHED	2,000 S.F.	120'	40'	180
10	11.3	RETAIL	N.O.T.E.	N.O.T.E.	3'	
11	46.5	MULTIPLE				898
12	23.8	SINGLE-FAM-DETACHED	4,000 S.F.	120'	30'	83
13	19.4	CLUSTER-ATTACHED	4,000 S.F.	160'	40'	147
14	52.0	SINGLE-FAM-DETACHED	3,000 S.F.	120'	25'	173
15	4.4	SINGLE-FAM-DETACHED	4,000 S.F.	120'	30'	18
16	13.6	SCHOOL				
17	78.9	GOV. BLDG. & FACILITIES	5.0 E. N.O.T.E.	7'		
TOTAL ACRES - 1048			TOTAL UNITS - 2714			

NOTES

1. UNDESIRABLE USES TO INCLUDE: BARRING, ADJUTANT GENERAL'S QUARTERS, A BARRACK, BARRACKS, BARRACKS AND RESIDUAL TRAILERS TO BE MAINTAINED AND MAINTAINED.

2. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

3. UNDESIRABLE USES TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

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10. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

11. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

12. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

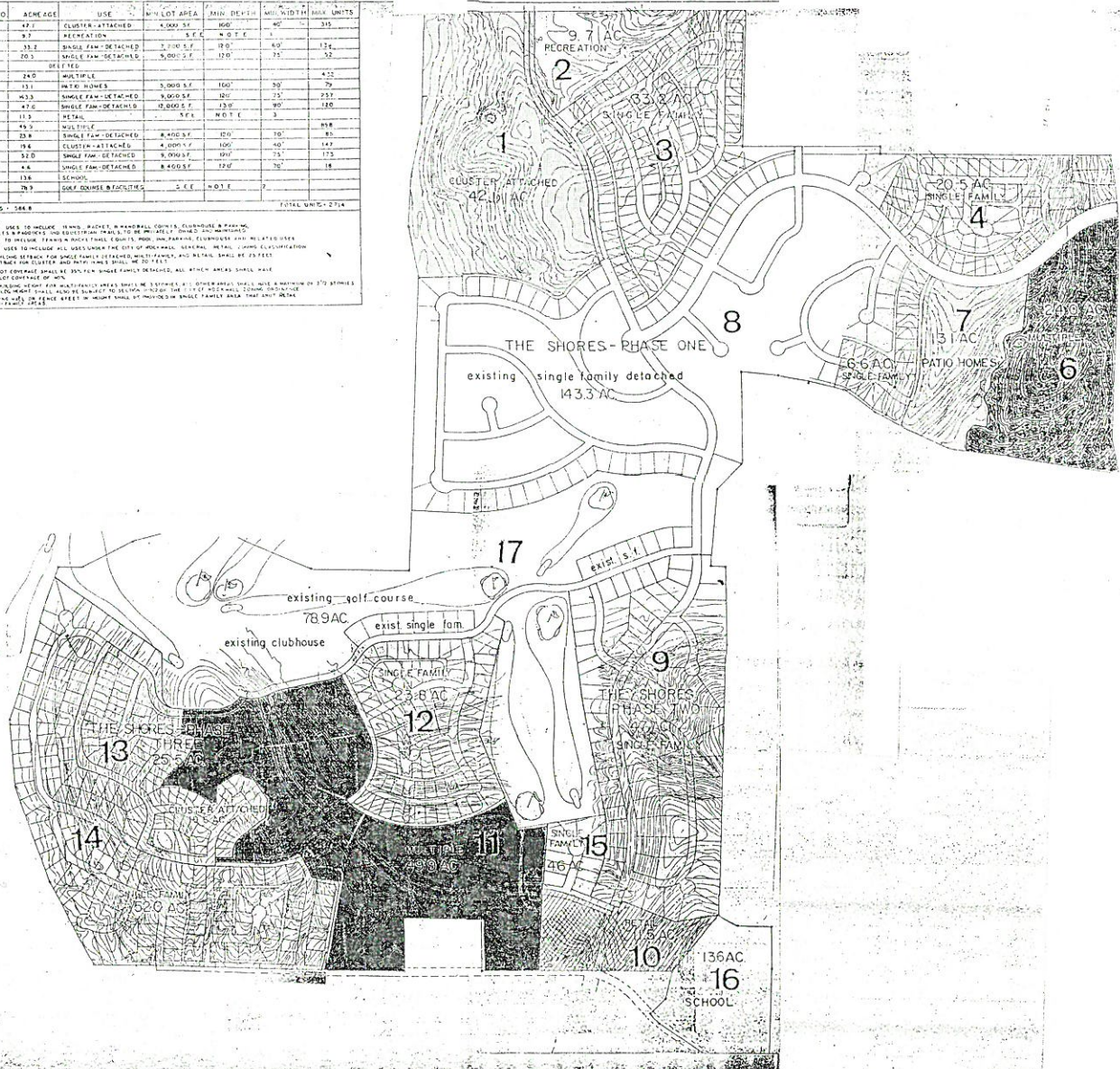
13. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

14. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

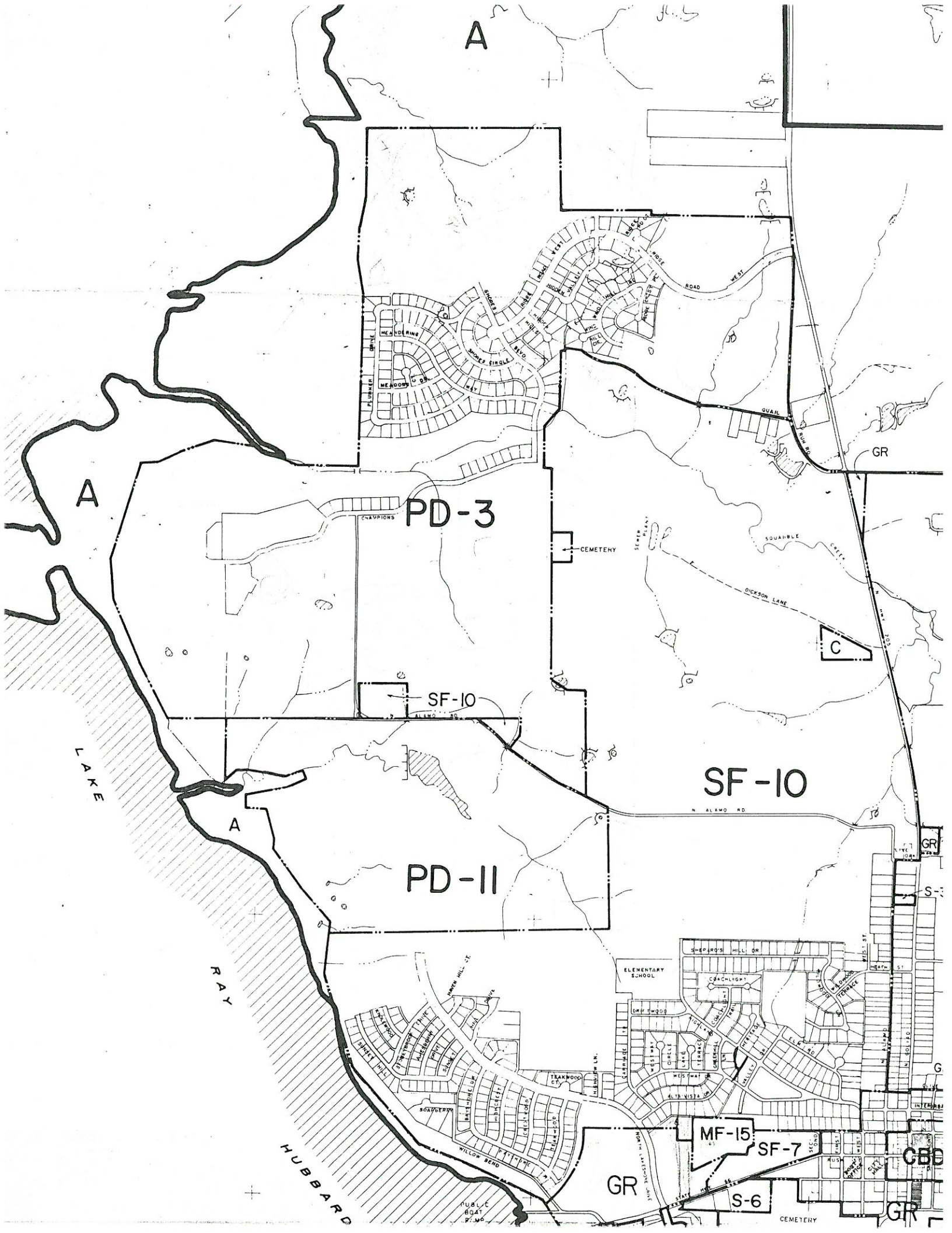
15. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

16. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.

17. BARRACKS TO INCLUDE: BARRACKS AND RESIDUAL TRAILERS, BARRACKS, BARRACKS AND RESIDUAL TRAILERS.



F.M. 205



A

A

PD-3

SF-10

SF-10

PD-II

MF-15

SF-7

S-6

CBD

LAKE

RAY

HUBBARD

CHAMPIONS

CEMETERY

SECRETS

SQUABBLE CREEK

DICKSON LANE

N. ALAMO RD

ELEMENTARY SCHOOL

PUBLIC BOAT RAMP

CEMETERY

GR

C

GR

S-3

G

GR

J.L.S

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock P. M. on the 8th day of May, 1986 in
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for a change in the Preliminary Plan for The Shores, "PD-3" to revise
the phasing plan for Thoroughfare improvements
on the following described property:

(See attached property description)

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 86-38-Z

Jennifer S. Garrett
City of Rockwall, Texas

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

Case NO. P&Z 86-38-Z

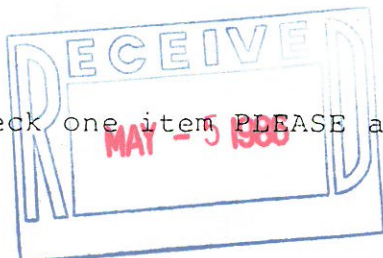
I am in favor of the request for the reasons listed below. _____

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

- There is a lot of traffic on this entrance already.*
 - "No Outlet" signs are currently needed on all side streets to
minimize side streets*
 - Grates need to be placed over all drain to prevent children
and animals from entering a potentially dangerous area.*
- Current owner needs to attend to current needs.*

Signature *Jinda + Faith Will*
Address 1925 Wind Hill

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



Thank you,
City of Rockwall

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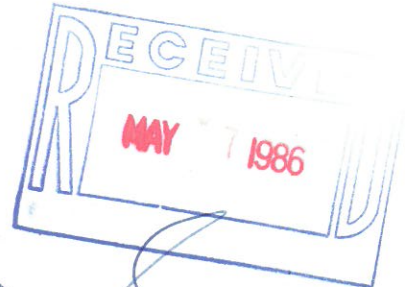
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I am in favor of the request for the reasons listed below. ✓

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

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;
THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;
THENCE: North 0° 49' East, 50 feet to a point for a corner;
THENCE: South 89° 43' West, 915.1 feet to a point for a corner;
THENCE: North 0° 44' East, 903.2 feet to a point for a corner;
THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;
THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 449.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;
THENCE: South 89° 57' East, 636.1 feet to a point for a corner;
THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;
THENCE: North 0° 26' West, 353.5 feet to a point for a corner;
THENCE: South 89° 36' East, 503.7 feet to a point for a corner;
THENCE: South 1° 17' East, 348.2 feet to a point for a corner;
THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;
THENCE: South 13° 39' West, 185 feet to a point for a corner;
THENCE: South 45° 44' West, 146.1 feet to a point for a corner;
THENCE: South 42° 40' East, 99 feet to a point for a corner;
THENCE: South 56° 04' East, 465.3 feet to a point for a corner;
THENCE: South 63° 32' East, 383.3 feet to a point for a corner;
THENCE: North 0° 33' East, 790.6 feet to a point for a corner;
THENCE: North 0° 03' East, 279.4 feet to a point for a corner;
THENCE: North 88° 39' West, 229.1 feet to a point for a corner;
THENCE: North 60° 24' West, 140.3 feet to a point for a corner;
THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;
THENCE: North 1° 13' West, 518.1 feet to a point for a corner;
THENCE: North 89° 07' West, 99.1 feet to a point for a corner;
THENCE: North, 435 feet to a point for a corner;
THENCE: North 40° 08' East, 259.5 feet to a point for a corner;
THENCE: North 1° 40' East, 629.1 feet to a point for a corner;
THENCE: South 84° 39' East, 252.6 feet to a point for a corner;
THENCE: South 77° 52' East, 201.2 feet to a point for a corner;
THENCE: South 76° 30' East, 242.3 feet to a point for a corner;
THENCE: South 54° 42' East, 245.7 feet to a point for a corner;
THENCE: South 62° 04' East, 210.1 feet to a point for a corner;
THENCE: South 64° 26' East, 320.8 feet to a point for a corner;
THENCE: South 82° 40' East, 397.5 feet to a point for a corner;
THENCE: South 80° 07' East, 422.3 feet to a point for a corner;
THENCE: South 80° 08' East, 309 feet to a point for a corner;

THENCE: North 10° 06' West, 236.3 feet to a point for a corner;
THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;
THENCE: Following said right-of-way line North 7° 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less.

BEFORE THE PLANNING AND ZONING COMMISSION
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(See attached property description)

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Case NO. P&Z 86-38-Z

I am in favor of the request for the reasons listed below. plus 2

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

1. additional access to 205 - directly - (ex: ~~the~~ between land owners) on 205
2. this additional street would be for 400 possibilities ~~an~~ additional
3. cars to enter + exit to 205 without having to use Ridge Road ~~west~~ for the main entrance.

Signature Therilyn Daughton
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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o'clock P. M. on the 8th day of May, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Lofland/Bond/Smartt
for a Zone change from "A" Agricultural to "LI" Light Industrial
Classification

on the following described property: 96.826 acres of land located
on High School Road

(Please see legal description & location map 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 86-33-Z

Jennifer L. Garrett
City of Rockwall, Texas

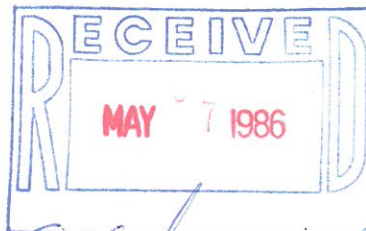
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-33-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 A. A. Garrett

Address 302 Valley Dr.

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

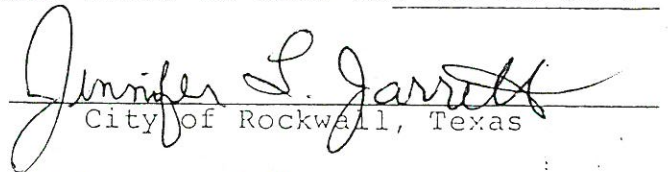
Thank you,
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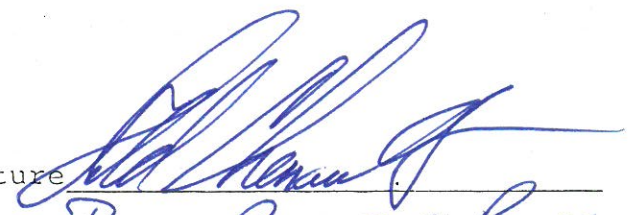
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Case NO. P&Z 86-38-Z

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 Rt 5 Box 80A Rockwall

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

Thank you,
City of Rockwall

Melise
10
Ridge Co

12

Shores

~~Robert Janney
3057 W. Soliad
Rockwall~~

Harold Chrenault
~~3057 W. Soliad~~ Rt 5, Box 80A
Rockwall

Nelson Chapman
3055 N. Soliad
Rockwall

Larry Crofford
3051 W. Soliad
Rockwall

Edward A. Winkler
3053 N. Soliad
Rockwall

Charles Yang
8622 Middle Dawn
Dal 75 243

Chester Luer
6537 Radcliff
Nashville, In. 37224

David Hodgdon
1085 Dalton Rd.
Rockwall

add -
Francis Dyer Etal
502 Ridgeview
Rockwall

Frank Miller
220 Alta Vista
Rockwall
~~Norman~~
Norman Dyer
1614 Aspen Grove
Houston TX 77077

Shores

Edna Ewin McDaniels
4322 Marie St.
Corpus Christi, Tx. 78411

Chamblee Stephen Justice
P.O. Box 50667
Dal. 75256

Billy W. Peoples
P.O. Box 35
Rockwall

The Shores Development Corp
E. BT Henderson
P.O. Box 861168
Plano, Tx. 75086-1168

Forest Whitten
803 Dalton Rd.
Rockwall

ORDINANCE NO. 80-33

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN ON PD-3 PLANNED DEVELOPMENT DISTRICT NUMBER 3; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR A THOROUGHFARE PHASING PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-3" Planned Development District Number 3. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes.

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 Planned Development District Number 3 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 amendment of the approved site plan for Planned Development District Number 3 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and other requirements set forth thereon, subject to the following special conditions:

(a) That the site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District Number 3 and any and all such development shall be in strict accordance with such site plan.

(b) That there is hereby adopted as a special condition for Planned Development District Number 3 a Thoroughfare Phasing Plan, which plan reads as follows, to-wit:

(1) Phases 2 and 3 as shown on Exhibit "A" may be developed without the provision of additional access to the development.

(2) The remaining areas designated as single family, or an equivalent number of housing units, shall proceed for development only upon completion and connection of Lakeshore Drive or Alamo Road which will provide a second means of access to the development.

(3) The remaining housing units designated on the development plan shall be developed only upon completion and connection of Alamo Road or Lakeshore Drive to provide a third means of access to The Shores.

(4) In addition to the requirements of paragraphs (2) and (3), Areas 6 and 7 shall develop only in conjunction with the construction and connection of a street along the west boundary of the area, from Ridge Road West to Quail Run to Highway 205, which connection shall provide a means of access for this area in addition to that provided by Ridge Road West.

(5) The developer will provide a 70' right-of-way for Lakeshore Drive and 44' of pavement for Lakeshore Drive through Phase 2. The construction of Lakeshore Drive shall be to City

specifications and the location thereof shall be subject to approval by the City Council. The developer will provide 100' of right-of-way for Lake Shore Drive prior to tying into the proposed collector street through the designated multi-family area Number 11. (6) Alamo Road shall be constructed to City specifications as a major arterial street from Lake Shore Drive to Highway 205. The width and location of Alamo Road will be determined by the current approved thoroughfare plan of the City of Rockwall for the area at the time of the development.

(c) No substantial change in development of The Shores shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or the Thoroughfare Phasing Plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District Number 3 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

(d) All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

(e) At the platting stage of any phase of The Shores development, a screening and landscaping plan shall be submitted by the developer for the approval of the Planning and Zoning Commission and the City Council.

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 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. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

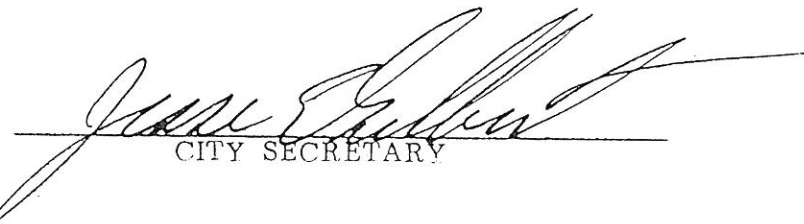
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
ON THE 1st DAY OF December, 19 80.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY