

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 87-16-Z/PP Filing Fee \$160.00 Date 2/17/87
Applicant Citizens First Mortgage Co. Phone 501-246-2411
Mailing Address P.O. Box 218 Arkadelphia, AR 71923

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.)

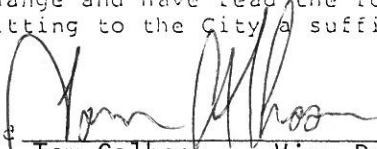
I hereby request that the above described property be changed from its present zoning which is

General Retail District Classification
to Single Family (SF-10) District Classification
for the following reasons: (attach separate sheet if necessary)

There (Are) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner xx 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 
Tom Calhoon Vice Pres.

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)

City of Rockwall, Texas

Date: 2-23-87

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision NORTHSHORE PHASE 4

Name of Subdivider BURGY - MILLER, INC

Address 319 YACHT CLUB DR ROCKWALL, TX Phone 722-2607
3.8055 - FIRST TEXAS SAVINGS ASSOC.

Owner of Record 10.8868 - CITIZENS FIRST MORTGAGE CO.

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON RD. DALLAS TEXAS Phone 328-8133

Total Acreage 14.6922

Current Zoning 3.8055 S.F. 10
10.8868 GENERAL RETAIL

No. of Lots/Units 45

Signed [Signature] J.E.

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VI should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

✓ _____

A. Vicinity map

✓ _____

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

✓ _____

B. Identification of each lot and block by number or letter

✓

✓

✓

✓

✓

✓

- C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

✓

✓

- A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plats.
- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

Date: _____

Receipt: _____

File No. _____

Fee: _____



PROPOSED LAND USE
 18.4977 ACRES TOTAL
 45 LOTS TOTAL
 SF-10 ZONING (10,000 s.f. Minimum)
 TYPICAL LOT SIZE = 80' x 125'

		HAROLD L. EVANS & ASSOCIATES Consulting Engineers P. O. Box 28355 2331 Gus Thomason Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		PRELIMINARY PLAT NORTHSHORE PHASE 4 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS		SHEET NO. 1/1	
REVISION DESCRIPTION		DATE	SCALE	DESIGN	DRAWN	JOB NO. BURGY-MILLER, INC. ~ OWNER ~ PHONE (214) 722-2607 319 YACHT CLUB DRIVE ~ ROCKWALL, TEXAS 75087 86170-A	
		2-22-87	1" = 100'	H.L.E.f.A.	H.L.E.f.A.		

PROPOSED ZONING

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that tract of land described as tract 4 in deed to First Texas Savings Association and recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the City of Dallas take line for Lake Ray Hubbard with the South East line of Northshore Phase 1-A as recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, said Point being the South East corner of said Northshore Phase 1-A;
THENCE: Along the Easterly lines of said Addition as follows: North 55° 47' 23" East a distance of 170.00 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 21° 34' 05", a radius of 320.00 feet and a chord that bears North 34° 34' 25" East a distance of 119.75 feet; along said curve an arc distance of 120.46 feet to an iron rod at the point of circular curvature of a circular curve to the left having a central angle of 21° 04' 17", a radius of 1173.74 feet, and a chord that bears North 13° 15' 14" East a distance of 429.23 feet; along said curve to an iron rod for a corner on the present zoning line;
THENCE: East a distance of 682.46 feet with said zoning line to an iron rod on the Westerly line of North Lakeshore Drive, a 100 foot right-Of-Way, said iron rod being on a circular curve to the right having a central angle of 8° 26' 52", a radius of 621.90 feet, and a chord that bears South 25° 14' 00" East a distance of 91.61 feet;
THENCE: Along said curve and with said westerly line an arc distance of 91.69 feet to an iron rod for a corner;
THENCE: Leaving said Westerly line and traversing said First Texas tract as follows: South 76° 00' 00" West a distance of 185.58 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 86° 15' 00", a radius of 35.00 feet and a chord that bears South 32° 52' 30" West a distance of 47.85 feet; along said curve an arc distance of 52.69 feet to an iron rod for a corner, South 10° 15' 00" East a distance of 237.83 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 10° 15' 00", a radius of 350.00 feet and a chord that bears South 5° 07' 30" East a distance of 62.53 feet; along said curve an arc distance of 62.61 feet to an iron rod for a corner, South a distance of 79.61 feet to an iron rod for a corner; South 39° 51' 51" West a distance of 90.33 feet to an iron rod for a corner; South 87° 34' 13" West a distance of 109.00 feet to an iron rod for a corner; North 89° 44' 10" West a distance of 85.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 22° 30' 00", a radius of 375.00 feet and a chord that bears North 78° 29' 10" West a distance of 146.32 feet, along said curve an arc distance of 147.26 feet to an iron rod for a corner, and South 11° 39' 14" West a distance of 222.94 feet to an iron rod for a corner on the North line of State Hwy. 66;
THENCE: North 89° 44' 10" West a distance of 298.76 feet with said North line to its intersection with the previously mentioned City of Dallas take line;
THENCE: North 34° 12' 37" West a distance of 233.64 feet with said take line to the Point of Beginning and containing 474,227 square feet or 10.8868 acres of land.

MANAGER'S NOTES _ April 6, 1987

1. EAS

The first quarterly report on the progress of providing EAS has been filed by Southwestern Bell. As expected, the report is brief because it is still early in the process. The first report indicates that all necessary equipment was ordered prior to the end of November, 1986. The equipment is expected to be delivered in June and, at this time, there is no reason to believe that the deadline of January 1, 1988, cannot be met.

2. ANIMAL CONTROL CONTRACT WITH CITY OF HEATH

As the Council is aware, we currently have a contract with the City of Royse City to provide animal control services on a limited basis. The City of Heath has indicated an interest in a similar agreement. Discussions are underway at this time, and it is anticipated that a proposed agreement will be on the next Council Agenda for your consideration.

3. NO SMOKING ORDINANCE FOR CITY RESTAURANTS

Visits have been made by City Staff to restaurants with 100 or more seats to insure that signage required by the Smoking Ordinance has been posted. The result of these visits is assurance that most restaurants with over 100 seats (the level at which restaurants are required to meet the terms of the Ordinance) are in compliance. At this point, only one restaurant on which I received a report is not in full compliance, although some signs are posted. Continued monitoring to insure compliance will be done in monthly walk-throughs of restaurants.

4. BOOSTER PUMP

Plans for construction of the booster pump that will be needed to insure adequate water supply and pressure for Chandlers Landing and the portion of Heath served by RCH are being finalized. Computer modeling done as a part of this design process has revealed that some additional pipeline improvements elsewhere in the system will be required as a result of the changes in system conditions that the pump will create. I have instructed Freese and Nichols to proceed with design of these pipeline improvements to insure that all necessary construction can be designed, bid, and completed prior to peak usage this Summer.

It is estimated that the cost of all required improvements will approximate the income from the availability fees paid by the Whittle Development. That was one of the factors in requiring that the pump be built.

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case NO. 87-16-Z/PP

Submitted by Burqy/Miller

Description Northshore, Ph. 4

NP District NP-13

Calculation Information

I. Total number of residential units which NP-13 is projected to have when fully developed.

.Total projected population NP-13 (Park Plan): 1,933

.Mean Household Size (NCTCOG): 2.82

Calculation

$$1,933 \div 2.82 = \underline{\underline{685.46}}$$

II. Pro rata share of required dedication for Northshore, Phase 4

.Total number of residential units which NP-13 is projected to have when fully developed: 685.46

.Total number of units proposed for Northshore Phase 4 = 45

Calculation

45 units is 6.5 % of 685.46

6.5 % of 2.5 acres (total Neighborhood Park requirement of NP-13 from Park Plan) = .1625 acres

Park Board Recommendation

Developers' pro rata share : .1625 acres

Contribution: Cash (by Ordinance)

Per Acre Amount: \$11,000/acre (by previous purchase)

Contribution: \$11,000/acre X .1625 = \$1,787.50 + \$921.95 = \$2,709.45

CITY ENGINEER'S CERTIFICATION

I, W. L. "Dub" Douphrate II, P.E., City Engineer for the City of Rockwall, Texas hereby certify that the following represent cost estimates for Northshore, Phase 4 associated with the City of Rockwall Ordinance No. 87-1, Mandatory Parkland Dedication Ordinance.

Development: Northshore, Phase 4

Remainder of Curb and Gutter at Northshore Park

294 feet @ \$12.00/l.f. = \$ 3,528.00

Remainder of Street (1 lane) at Northshore Park

294 feet @ \$36.00/l.f. = \$10,584.00


Water Tap

1 water tap @ \$71.91 = \$ 71.91

Total Estimate \$14,183.91

Pro Rata Share for Northshore, Phase 4A for this Development

$$\frac{\$14,183.91}{\text{Total Estimate}} \times \frac{6.5\%}{\text{Pro Rata for Developer}} = \underline{\underline{\$921.95}}$$


W. L. "Dub" Douphrate II, P.E.

Date 3/12/87

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case NO. 87-16-Z/PP

Submitted by Burgy/Miller

Description Northshore, Ph. 4

NP District NP-13

Calculation Information

I. Total number of residential units which NP-13 is projected to have when fully developed.

.Total projected population NP-13 (Park Plan): 1,933

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.Total number of units proposed for Northshore
Phase 4 = 45

Calculation

45 units is 6.5 % of 685.46

6.5 % of 2.5 acres (total Neighborhood Park requirement of NP-13 from Park Plan) = .1625 acres

Staff

~~Staff~~ Recommendation

Developers' pro rata share : .1625 acres

Contribution: Cash (by Ordinance)

Per Acre Amount: \$11,000/acre (by previous purchase)

Contribution: \$11,000/acre X .1625 = \$1,787.50 + streets + water tap



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed _____ Refused _____

Address unknown _____

Insufficient Address _____

No such street _____ number _____

No such office in state _____

Do not remain in this envelope



Fredrick Lanier
 401 Highview Ln.
 Rockwall, TX 75087

NMR



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed _____ Refused _____

Address unknown _____

Insufficient Address _____

No such street _____ number _____

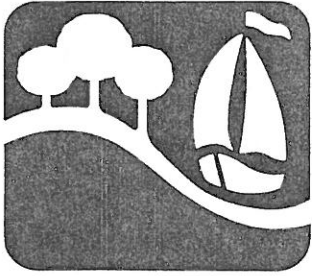
No such office in state _____

Do not remain in this envelope



James Day
 403 Carriage Trail
 Rockwall, TX 75087

NMR



CITY OF ROCKWALL
"THE NEW HORIZON"

March 16, 1987

Burgy-Miller, Inc.
319 Yacht Club Drive
Rockwall, Texas 75087

Gentlemen:

On March 12, 1987, the Rockwall Planning and Zoning Commission recommended approval of a preliminary plat and a change in zoning from "GR" General Retail to "SF-10" Single Family on 14.69 acres located off North Lakeshore Drive north of SH-66 subject to compliance with the Mandatory Park Land Dedication Ordinance in the amount of \$2,709.45.

The Rockwall City Council will hold a public hearing and consider approval of the request on April 6, 1987, at 7:00 P.M. in City Hall, 205 West Rusk.

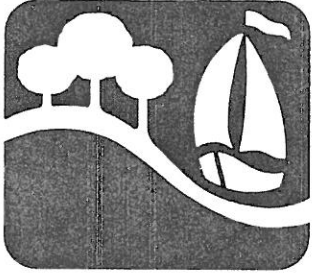
Please feel free to call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

April 9, 1987

Burgy-Miller, Inc.
319 Yacht Club Drive
Rockwall, Texas 75087

Gentlemen:

On April 6, 1987, the Rockwall City Council approved a preliminary plat and a change in zoning from "GR" General Retail to "SF-10" Single Family on 14.69 acres located off North Lakeshore Drive north of SH-66 subject to compliance with the Mandatory Park Land Dedication ordinance.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

MINUTES OF THE PARKS AND RECREATION BOARD

March 10, 1987

The Rockwall Parks and Recreation Board met on March 10, 1987, at 7:30 P.M. in a Special Meeting. Chairman Williams called the meeting to order with the following members present: Chairman Alma Williams, Ron Matney, Bob Reeves, and Dale Morgan. Richard Lock was absent.

Matney made a motion that the Parks and Recreation Board recommend to the Planning and Zoning Commission and City Council that the developers of Northshore, Phase 4 be required to pay the pro rata share of neighborhood parkland dedication in cash as prescribed by Ordinance 87-1, and that said calculated amount is \$1,787.50 plus the required amounts for streets and one 3/4" water tap (cost for streets and water tap to be certified by the City Engineer). Reeves seconded the motion. The motion was voted on and passed unanimously.

Morgan made a motion that the Parks and Recreation Board recommend to the Planning and Zoning Commission and City Council that the developer of Club Hill Estates be required to pay the pro rata share of neighborhood parkland dedication in cash as prescribed by Ordinance 87-1, and that the appraisal prepared by Judy Clark, Appraiser, be accepted for the purposes of calculation of said pro rata cash payment. Reeves seconded the motion. The motion was voted on and passed unanimously.

There being no other business to come before the Board, the meeting was adjourned at 8:40 P.M.

APPROVED:

Chairman

ATTEST:

By: _____

Agenda Notes
P&Z 3/12/87

III. F. P&Z-16-Z/PP - Hold Public Hearing and Consider Approval Request from Burgy-Miller, Inc. for a Change in Zoning from "GR" General Retail to "SF-10" Single Family and Approval of a Preliminary Plat

We have received a request for a change in zoning from "GR" General Retail to "SF-10" Single Family on a little over ten acres located at North Lakeshore Drive and SH-66. The applicants, Rick Burgy and Leland Miller, propose to develop lots similar to those in the rest of Northshore. The zoning proposed is identical to the rest of Northshore. A tract of approximately 6 acres will remain zoned General Retail. They have retained a depth of approximately 220 ft. on the Retail which is a developable depth. The remaining Retail lines up with the Retail across the street. The Land Use Plan proposes low density residential with Commercial at the intersection. This would conform to the Plan.

The applicants have also submitted a preliminary plat for approval. The plat contains 45 lots and meets all of the "SF-10" standards with the exception of an alley behind the lots backing up to the lake and SH-66. Alleys have not been required behind any of the lots backing up to the lake and this would be consistent with that.

As in the Chenault Subdivision discussed earlier, the mandatory Park Land Dedication Ordinance will impact this development. Based on the preliminary calculations, the cost of escrow will be approximately \$40.00 per lot, or a total of \$1,800.00. We will have a final estimate for you at the meeting.

A copy of the plat is attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION

March 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Norm Seligman, Bill Sinclair, Hank Crumbley and Tom Quinn.

The Commission considered approval of the Consent Agenda which consisted of the minutes of February 12, 1987, and a vacation of and replat for the Goldencrest Subdivision. McCall made a motion to approve the Consent Agenda. Seligman seconded the motion. The motion was voted on and passed unanimously.

Smith then opened a public hearing on a request from Westerfield/Tomlinson for a change in zoning from "A" Agricultural to "C" Commercial on 19.705 acres and "HC" Heavy Commercial on 56.980 acres, both located at SH-205 south off Sids Road and East of Mims Road. Assistant City Manager Julie Couch explained the location of the property and how it related to the Land Use Plan. Couch added that if the request were approved, Staff recommended a 200 ft. depth of Commercial zoning along Mims Road and that the Land Use Plan be amended to reflect the area as Heavy Commercial and Commercial instead of Single Family.

Bob Brown, representing the applicants, explained that the 400 foot depth of Commercial along SH-205 was to be consistent with existing development and that a large depth of Commercial on Mims Road would minimize useable Heavy Commercial property. Bill Lofland, representing Evelyn Lofland, pointed out how Mims Road related to the Thoroughfare Plan and requested a 400 foot deep buffer of Commercial zoning along the frontage of Mims. As there was no one else wishing to address this matter, the public hearing was closed.

Couch noted that of 19 public notices mailed, three were returned in favor and one, Evelyn Lofland's, in favor with a Commercial depth along Mims. After discussion, Seligman made a motion to approve the zone change including a 250 ft. depth of Commercial zoning along Mims and to recommend to the City Council revising the Land Use Plan to reflect Commercial use in that area. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Harold Chenault for a change in zoning from "A" Agricultural to "SF-16" Single Family and a preliminary plat on approximately 14 acres, generally located on SH-205 south of Dalton Road. Couch explained that the request consisted of the rezoning, a preliminary plat and a request for a waiver of street escrow requirements. She added that one of the three lots didn't have street frontage which would require a variance from the minimum lot frontage requirements of the Zoning Ordinance and would be

considered by the Board of Adjustments on March 19th. She also stated that the three lots must meet the requirements of the Park Land Dedication Ordinance.

Harold Chenault addressed the Commission and explained his request. He said that the property would not be salable with street escrow attached to it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Smith stated that this house was being sold and escrow would not necessarily cause financial hardship on an individual but on the sale of a piece of property.

Smith told the Commission that no precedent had been set with regard to escrow waivers. Seligman made a motion to approve the preliminary plat and the change in zoning subject to approval by the Board of Adjustments for a variance to the minimum lot frontage requirement and recognizing escrow for compliance with the Park Land Dedication Ordinance in the amount of \$473.02. Sinclair seconded the motion. The motion was voted on and passed, 5 to 1, with Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Joanne Sidlinger for a change in zoning from "A" Agricultural to "LI" Light Industrial on a .988 acre tract of land located off Airport Road adjacent to the Rockwall Municipal Airport. Couch explained the applicant's request, the location of the property and that "LI" zoning was in conformance with the Comprehensive Land Use Plan. Robert Hager, Attorney representing the applicant, explained that the existing building on the property was being used for storage for an off-premise business but that the use had since ceased. He added that the property needed permanent zoning before the application could get a Certificate of Occupancy for a future use. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. McCall confirmed with Staff that the property would still need to be platted. Sinclair made a motion to approve the zone change. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Frank Springer for a Conditional Use Permit for a temporary gun club and target range on a tract of land located on FM-549 between I-30 and SH-276. Couch explained the applicant's request and recommended that if the Planning and Zoning Commission chose to approve the CUP, that it be temporary and allowing adjacent developments to trigger review of the permit. James Needleman addressed the Commission and explained that the new proposed building would be portable and that the gun club would be strictly skeet shooting. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. The Commission discussed the request and the time limit for the permit. Crumbley made a motion to approve the Conditional Use Permit for one year. Seligman offered a substitute motion to approve the CUP for one year, to review the CUP at any point in time

when adjacent or nearby property develops, and to issue a building permit without requiring the property to be platted as the usage was temporary. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification, and a vacation of and replat for the Carroll Estates. Couch explained that the structure was seven feet over the maximum height and that the building would cut into the hillside, providing minimal visibility from Ridge Road.

Wayne Rogers told the Commission that the height was needed to enclose a car carrier and show cars. He added that it would be 38 feet from the alley and utilizing roll-up doors. Chip Gehle of 1316 South Alamo said that a residential area was not a safe location for such storage, that the building would add noise and deteriorate the neighborhood. Smith confirmed the size, 42 ft. by 60 ft. with Mr. Rogers. He added that the issue at hand was height, not whether or not he could construct the building. Lorraine Burns pointed out that property owners who were present were confused with regard to the proposed height. Rogers stated that with a CUP the structure would be 22 ft. high. J. D. Shriber, 204 Becky Lane, said that the height would be detrimental to the neighborhood. Inez Shriber stated that the permit would defeat the purpose of the high development standards in Rockwall. The Commission discussed the appearance of the building, usage of the structure, and a possible periodic review of the permit. Smith then closed the public hearing. Seligman made a motion to approve the vacation and replat prior to further discussion regarding the permit. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed the appearance of the building and concerns of the residents present who were nearest to the proposed building. Smith pointed out that the Commission hadn't seen all sides of the building. Mike Rogers offered some additional drawings and assured the Commission that the structure would be used solely for storage. Sinclair made a motion to deny the CUP request for the height restrictions. Seligman seconded the motion. The motion was voted on and passed 4 to 2, with McCall and Crumbley voting against the motion.

The Commission then held a public hearing and considered approval of a request from Burgy/Miller, Inc. for a change in zoning from "GR" General Retail to "SF-10" Single Family and approval of a preliminary plat. Couch explained the application, the location of the tract, and that the preliminary plat was in compliance with the Land Use Plan. She stated that they were asking for a waiver to alley requirements for homes that backed up to the lake and that they were subject to escrow of \$2,709.45 to comply with the Mandatory Park Land Dedication Ordinance.

Harold Evans, Consulting Engineer for the applicants, explained the locations of General Retail in the area and the need for additional Single Family. Nora Myers, 1100 Teakwood, expressed support for additional residential although she had hoped for a community park at this location. Suzanne Ingram, 1101 Bayshore, expressed her favor for the change to Single Family. As there was no one else wishing to address the Commission on this matter, the public hearing was closed. Seligman made a motion to approve the change in zoning and preliminary plat recognizing a requirement of \$2,709.45 in escrow to comply with the Mandatory Park Land Dedication Ordinance. Quinn seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-19 located west of FM-740 on Summer Lea Drive. Couch explained that the property was undeveloped and zoned for "MF-15". Bryan Marcus, Nelson Corporation, stated that the new ownership only recently became aware of the PD review and requested tabling the PD review until the new owner, Robert Greenberg, had the opportunity to submit a plan. Clark Beard confirmed with Planning and Zoning Commission that "MF-15" was the only use allowed. As there was no one further wishing to speak on the matter, Smith closed the public hearing. Seligman made a motion to table the review of PD-19 until May 14th. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered changing the zoning or modifying the preliminary plan for PD-20 located west of FM-740 on Summer Lea Drive. Couch explained that only six acres remained undeveloped in the PD and the rest of the property was being developed as Orleans on the Lake. Richard Harris, developer of Orleans on the Lake, asked the Commission to make no changes with regard to this area. Smith stated that Orleans was platted and not the concern at present, but the remainder of the PD was subject to review. Clark Beard, owner of the six acres in question, explained that he had misunderstood the object of the review and requested action be deferred as on PD-19. Sinclair made a motion to table review of PD-20 until May 14th. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Next, the Commission considered approval of a site plan for a Quick Lube located on Ridge Road. Couch explained revisions to the plan that had been done at Staff or Planning and Zoning Commission's recommendation and briefly reviewed the plan. Sh added that FM-740 in this area was indicated as a scenic route in the Land Use Plan. John Fulgham, Car Wash Equipment Company, outlined the appearance of the building, the materials, the landscaping, and expressed his willingness to comply with recommendations of the Commission. Quinn pointed out that although a Quick Lube was an allowed use in this area, and even though the plan was well-done, this was an inappropriate business for an area designated as a scenic route. He recommended that the City pursue the possibility of establishing overlay zoning requirements for scenic routes. The Commission


discussed this point with the applicants and encouraged some design improvements. Quinn made a motion to approve the site plan with the stipulation that an improved design be submitted to the City Council and recognizing that this use was inappropriate, although allowed. He further recommended that Council consider initiating a study of possible overlay requirements for scenic routes. Crumbley seconded the motion. The motion was voted on and passed 5 to 1, with McCall voting against the motion.

The Commission then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained the location of the site, the existing gravel drive and the proposed drive. She added that the County was requesting a waiver to irrigation requirements, to be allowed a temporary gravel drive and to be given a waiver of escrow for substandard paving until next budget year. Chuck Hodges was available to answer questions. Seligman made a motion to approve the site plan/preliminary plat allowing a gravel drive, waiving irrigation requirements, waiving escrow for street improvements, and temporarily waiving escrow for storm sewer, curb and gutter, and sidewalk. Quinn offered a substitute motion to include a time limit of not more than one budget year to the temporary waiver of escrow. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Rockwall Towne Centre Phase III located on the north service road of I-30. Couch explained that the only concern regarding the plat was the need for an access easement along the front of the property and the 20 ft. setback needed to meet the required 25 feet. Pat Donovan, Dunning Development, explained that both the requirements could be met and that the same brick would be used on all the businesses locating in the Centre. Seligman made a motion to approve the plat contingent to provision of an access easement through the lots and the required 25 foot setback being met. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:


Chairman

ATTEST:



Agenda Notes

City Council - 4/6/87

V. H. P&Z 16-Z/PP - Hold Public Hearing and Consider Approval Request from Burgy-Miller, Inc. for a Change in Zoning from "GR" General Retail to "SF-10" Single Family and Approval of a Preliminary Plat

We have received a request fro a change in zoning from "GR" General Retail to "SF-10" Single Family on a little over ten acres located at North Lakeshore Drive and SH-66. The applicants, Rick Burgy and Leland Miller, propose to develop lots similar to those in the rest of Northshore. The zoning proposed is identical to the rest of Northshore. A tract of approximately 6 acres will remain zoned General Retail. They have retained a depth of approximately 220 ft. on the Retail which is a developable depth. The remaining Retail lines up with the Retail across the street. The Land Use Plan proposes low density residential with Commercial at the intersection. This would conform to the Plan.

The applicants have also submitted a preliminary plat for approval. The plat contains 45 lots and meets all of the "SF-10" standards with the exception of an alley behind the lots backing up to the lake and SH-66. Alleys have not been required behind any of the lots backing up to the lake and this would be consistent with that.

As in the Chenault Subdivision discussed earlier, the mandatory Park Land Dedication Ordinance will impact this development. The cost of escrow will be \$2,709.45.

The Planning and Zoning Commission has recommended approval of the rezoning and preliminary plat subject to compliance with the Park Land Dedication Ordinance.

told Council that the building would pose no aesthetic problems. Council discussed the materials, the use, and the view from FM-740. Bullock made a motion to approve the Conditional Use Permit and the vacation of and replat for the Carroll Estates. Jones seconded the motion. The motion was voted on and passed unanimously.

[Council then held a public hearing and considered approval of a request from Burgy-Miller, Inc. for a change in zoning from "GR" General Retail to "SF-10" Single Family and a preliminary plat for Northshore Phase IV. Eisen explained that this plat would fall under the Park Land Dedication Ordinance. Rick Burgy was available to answer questions. Council discussed the distance separating this tract from adjacent General Retail property, screening, and depth necessary for a 2 to 1 slope berm. Don Smith told Council that the previous Northshore development where screening was a concern applied to residences that were bought with Single Family zoning behind them. In this case residences would be bought knowing they were adjacent to General Retail space. The public hearing was closed and Holt made a motion to approve the change in zoning and preliminary plat. Bullock seconded the motion. The motion was voted on and passed unanimously.]

After a brief recess Council held a public hearing and considered revising the Thoroughfare Plan with regard to FM-740. Traffic Engineer John Reglin addressed Council and explained his recommendations which including making FM-740 a four-lane divided south of Goliad and reducing the presently planned six-lane divided south of I-30. Wally Wadsworth urged Council to consider traffic signals and safety measures. Ed Eubanks objected to curb cuts that would be inconvenient for property owners along Ridge Road. He stated that widening FM-740 could cause a bottleneck situation at Goliad, increase traffic hazards as well as require additional right-of-way. Ernie Hughes stated objection to a raised median on FM-740 at I-30. The public hearing was closed and Council discussed safety hazards, visibility problems, and other negative aspects of both a continuous turn lane and raised median. Reglin pointed out that although the State could make the final decision, City recommendations would be taken into account regarding the ultimate design. After further discussion, Welborn made a motion to revise the Thoroughfare Plan with regard to FM-740 by making it a four-lane divided from SH-205 to Rockwall's south City Limits. Bullock seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's Report and addressed the quarterly report from Southwestern Bell regarding EAS, the completion schedule for the new booster

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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quest of Burgy-Miller, Inc.
for a change in zoning from "GR" General Retail to "SF-10" Single
Family 10

on the following described property:

a 10.88 acre tract of land located on North Lakeshore
Drive north of SH-66

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 87-16-Z/PP

Mary Nichols
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 87-16-Z/PP

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

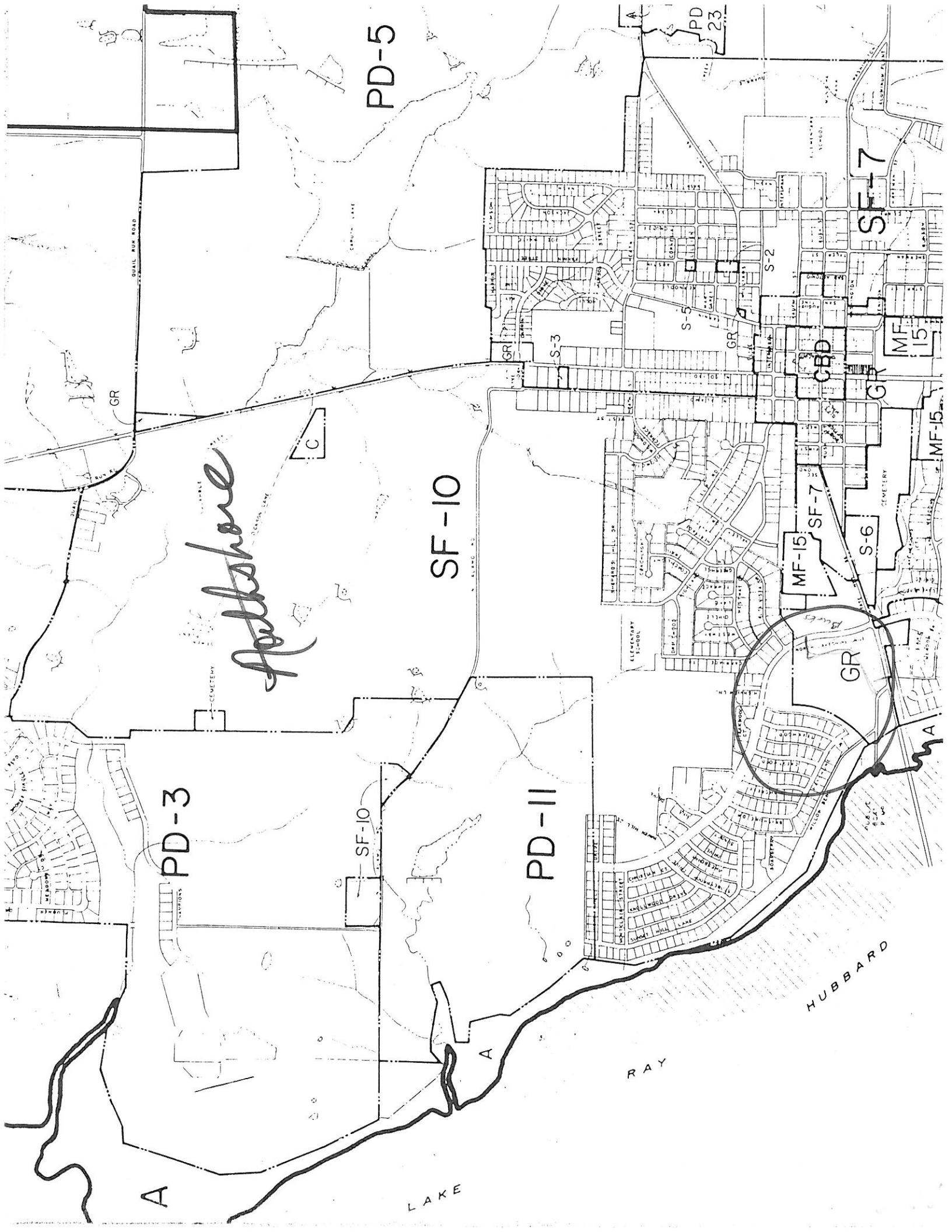
PROPOSED ZONING

North Lakeshore

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that tract of land described as tract 4 in deed to First Texas Savings Association and recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the City of Dallas take line for Lake Ray Hubbard with the South East line of Northshore Phase 1-A as recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, said Point being the South East corner of said Northshore Phase 1-A;
THENCE: Along the Easterly lines of said Addition as follows: North $55^{\circ} 47' 23''$ East a distance of 170.00 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of $21^{\circ} 34' 05''$, a radius of 320.00 feet and a chord that bears North $34^{\circ} 34' 25''$ East a distance of 119.75 feet; along said curve an arc distance of 120.46 feet to an iron rod at the point of circular curvature of a circular curve to the left having a central angle of $21^{\circ} 04' 17''$, a radius of 1173.74 feet, and a chord that bears North $13^{\circ} 15' 14''$ East a distance of 429.23 feet; along said curve to an iron rod for a corner on the present zoning line;
THENCE: East a distance of 682.46 feet with said zoning line to an iron rod on the Westerly line of North Lakeshore Drive, a 100 foot right-Of-Way, said iron rod being on a circular curve to the right having a central angle of $8^{\circ} 26' 52''$, a radius of 621.90 feet, and a chord that bears South $25^{\circ} 14' 00''$ East a distance of 91.61 feet;
THENCE: Along said curve and with said westerly line an arc distance of 91.69 feet to an iron rod for a corner;
THENCE: Leaving said Westerly line and traversing said First Texas tract as follows: South $76^{\circ} 00' 00''$ West a distance of 185.58 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of $86^{\circ} 15' 00''$, a radius of 35.00 feet and a chord that bears South $32^{\circ} 52' 30''$ West a distance of 47.85 feet; along said curve an arc distance of 52.69 feet to an iron rod for a corner, South $10^{\circ} 15' 00''$ East a distance of 237.83 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of $10^{\circ} 15' 00''$, a radius of 350.00 feet and a chord that bears South $5^{\circ} 07' 30''$ East a distance of 62.53 feet; along said curve an arc distance of 62.61 feet to an iron rod for a corner, South a distance of 79.61 feet to an iron rod for a corner; South $39^{\circ} 51' 51''$ West a distance of 90.33 feet to an iron rod for a corner; South $87^{\circ} 34' 13''$ West a distance of 109.00 feet to an iron rod for a corner; North $89^{\circ} 44' 10''$ West a distance of 85.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of $22^{\circ} 30' 00''$, a radius of 375.00 feet and a chord that bears North $78^{\circ} 29' 10''$ West a distance of 146.32 feet, along said curve an arc distance of 147.26 feet to an iron rod for a corner, and South $11^{\circ} 39' 14''$ West a distance of 222.94 feet to an iron rod for a corner on the North line of State Hwy. 66;
THENCE: North $89^{\circ} 44' 10''$ West a distance of 298.76 feet with said North line to its intersection with the previously mentioned City of Dallas take line;
THENCE: North $34^{\circ} 12' 37''$ West a distance of 233.64 feet with said take line to the Point of Beginning and containing 474,227 square feet or 10.8868 acres of land.



PD-5

SF-10

PD-11

PD-3

SF-7

MF-15

HUBBARD

RAY

LAKE

Huthshore

A

C

GR

CBD

MF-15

MF-15

SF-7

PD-23

GR

GR

S-3

GR

S-2

S-5

MF-15

SF-7

S-6

MF-15

MF-15

SF-7

PD-23

GR

GR

S-3

GR

S-2

S-5

MF-15

SF-7

S-6

MF-15

MF-15

SF-7

PD-23

Northshore
~~Carroll Estates~~
City of Dallas
Gene Banks
603 Wooded Trail

27 28

Northshore Phase 1

Block G, Lot 12 Vonny G + Sharon Grace 204 Alta Vista
Block H, Lot 1 Terry Dale Harp 301 Carriage Trail
" Lot 2 Michael McGehee 303 Carriage Trail
" Lot 3 Delfino G. Macatangay 305 Carriage Trail
" Lot 4 Ronald Crawford 401 Carriage Trail
" Lot 5 James Day 403 Carriage Trail

Northshore Phase 1-A

Block G, Lot 3 Parviz Taji 400 Highview Ln.
" Lot 2 Felton Kerley 402 Highview Ln.

Block F, Lot 5 James White 1102 Teakwood Ct
Lot 6 William Myers 1100 Teakwood Ct.
Lot 7 Fredrick Lanier 401 Highview Ln.
Lot 8 Eddie Marcum 403 Highview Ln.

Block A, Lot 1 Richard Robinson 118 Teakwood
2 Don Thompson 116 Teakwood
3 Lanny Howell 114 Teakwood
4 Larry Holloway 112 "
5 Mark Mansell 110 "
6 Timothy Sharp 108 "
7 Russ Bee #9 Cypress Ct
8 Russ Bee #9 Cypress Ct
9 Russell Bee Rt 4 #2 Bright Meadow Rd
10 Russ Bee #9 Cypress Ct

Block B, Lot 1 Robert Boley 117 Teakwood
2 Randal Louern 115 "
3 Denver Richards 113 "
4 Robert Henkhaus 111 "
5 Raymond Schmidt 109 "
6 Nick Woodall 107 "
7 Russ Bee #9 Cypress Ct
8 Russ Bee "
9 Russell Bee Rt 4 Bright Meadow Rd

Block E, Lot 21 Jerome Barket 1103 Bayshore Dr.
Lot 22 Donaghey Ingram 1101 Bayshore Dr.

BEFORE THE PLANNING AND ZONING COMMISSION
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o'clock P. M. on the 12th day of March, 1987 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Burgy-Miller, Inc.
for a change in zoning from "GR" General Retail to "SF-10" Single
Family 10

on the following described property:

a 10.88 acre tract of land located on North Lakeshore
Drive north of SH-66

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 87-16-Z/PP

Mary Nichols
City of Rockwall, Texas

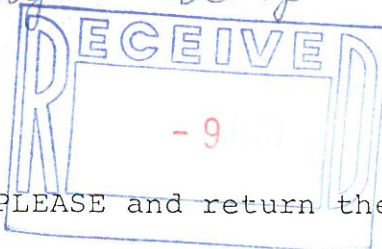
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 87-16-Z/PP

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

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

1. I would rather have single family housing behind my home
than retail buildings.
2. Retail buildings would ruin the beauty of the view
and the look of the North Shore neighborhood.
3. There is also quite a lot of retail space available
in the Rockwall area and we don't need to build
more empty buildings.



Signature Larry Kay Howell
Address 114 Lakewood

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

Thank you,
City of Rockwall

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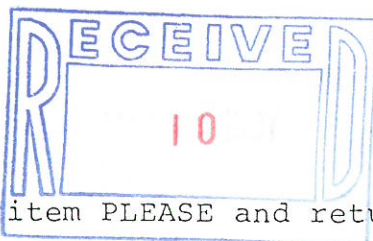
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I am in favor of the request for the reasons listed below. X

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

1. MAINTAIN RESIDENTIAL PROPERTY VALUES
2. AVOID POSSIBLE TRAFFIC CONGESTION
3. ELIMINATE POTENTIAL CRIME SITUATION



Signature [Handwritten Signature]
Address 1101 BAYSHORE DR.

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

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

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

1. Northshore should be kept a residential community
2. "single family" should retain good property value
3. general retail in this area would definitely lower
property values, ~~and~~ increase traffic congestion,
and could increase crime.

Signature Jerome J. Barkot

Address 1103 Bayshore

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

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City of Rockwall

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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. *The area is predominantly residential + it would help re-sale values in the area and it would give it a more uniform appearance.*
- 2.
- 3.

Signature Nick Woodall
Address 107 Teakwood

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

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

- I live in Northshore, commercial bldgs will depreciate my property.
- It will cause traffic problems & a hazard to our children.
- It will ruin the beauty of the lake.

Signature Patsy & Lang Holloman
Address 112 Teakwood

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

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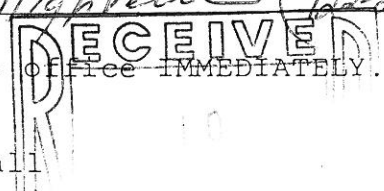
I am opposed the request for the reasons listed below.

1. I am not in favor of "GR" at all, because ~~we~~ don't want change our quite neighborhood, with more traffic. if any thing my first chose would be to turn the land to nice park with playground for children to play in and some kick trak for bicycle. ~~but~~ because there is no community park for our young children to play and there is no side ~~walk~~ ^{walk} for them to ride their bike or take walk.

Signature J. Sa Taji
Address 400 Highview (722-2709)

1st The land is perfect for Community use.
Such as Park

2nd if not Park my second chose would be SF-10.



Check one item PLEASE and return the notice to this office IMMEDIATELY.
Thank you,
City of Rockwall

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Case NO. P&Z 87-16-Z/PP

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

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

1. Lack of specific information as to the effect
2. on our neighborhood + traffic. Will attend
3. the meeting. — I hope there will be an
opportunity for questions —

Signature Nora L. Myres
Address 1100 Teakwood Ct.

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

Thank you,
City of Rockwall

ORDINANCE NO. 87-21

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON TRACTS OF LAND WHICH ARE MORE FULLY DESCRIBED HEREIN FROM "GR" GENERAL RETAIL CLASSIFICATION TO "SF-10" SINGLE FAMILY CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "SF-10" Single Family

District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall,

Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this _____ day
of _____.

APPROVED:

Mayor

ATTEST:

By _____

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that tract of land described as tract 4 in deed to First Texas Savings Association and recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the City of Dallas take line for Lake Ray Hubbard with the South East line of Northshore Phase 1-A as recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, said Point being the South East corner of said Northshore Phase 1-A;
THENCE: Along the Easterly lines of said Addition as follows: North 55° 47' 23" East a distance of 170.00 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 21° 34' 05", a radius of 320.00 feet and a chord that bears North 34° 34' 25" East a distance of 119.75 feet; along said curve an arc distance of 120.46 feet to an iron rod at the point of circular curvature of a circular curve to the left having a central angle of 21° 04' 17", a radius of 1173.74 feet, and a chord that bears North 13° 15' 14" East a distance of 429.23 feet; along said curve to an iron rod for a corner on the present zoning line;
THENCE: East a distance of 682.46 feet with said zoning line to an iron rod on the Westerly line of North Lakeshore Drive, a 100 foot right-Of-Way, said iron rod being on a circular curve to the right having a central angle of 8° 26' 52", a radius of 621.90 feet, and a chord that bears South 25° 14' 00" East a distance of 91.61 feet;
THENCE: Along said curve and with said westerly line an arc distance of 91.69 feet to an iron rod for a corner;
THENCE: Leaving said Westerly line and traversing said First Texas tract as follows: South 76° 00' 00" West a distance of 185.58 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 86° 15' 00", a radius of 35.00 feet and a chord that bears South 32° 52' 30" West a distance of 47.85 feet; along said curve an arc distance of 52.69 feet to an iron rod for a corner, South 10° 15' 00" East a distance of 237.83 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 10° 15' 00", a radius of 350.00 feet and a chord that bears South 5° 07' 30" East a distance of 62.53 feet; along said curve an arc distance of 62.61 feet to an iron rod for a corner, South a distance of 79.61 feet to an iron rod for a corner; South 39° 51' 51" West a distance of 90.33 feet to an iron rod for a corner; South 87° 34' 13" West a distance of 109.00 feet to an iron rod for a corner; North 89° 44' 10" West a distance of 85.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 22° 30' 00", a radius of 375.00 feet and a chord that bears North 78° 29' 10" West a distance of 146.32 feet, along said curve an arc distance of 147.26 feet to an iron rod for a corner, and South 11° 39' 14" West a distance of 222.94 feet to an iron rod for a corner on the North line of State Hwy. 66;
THENCE: North 89° 44' 10" West a distance of 298.76 feet with said North line to its intersection with the previously mentioned City of Dallas take line;
THENCE: North 34° 12' 37" West a distance of 233.64 feet with said take line to the Point of Beginning and containing 474,227 square feet or 10.8868 acres of land.

Northshore

ORDINANCE NO. 87-22

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON TRACTS OF LAND WHICH ARE MORE FULLY DESCRIBED HEREIN FROM "GR" GENERAL RETAIL CLASSIFICATION TO "SF-10" SINGLE FAMILY CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give "SF-10" Single Family

District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall,

Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of May, 1987.

APPROVED:

John R Miller
Mayor

ATTEST:

By *Julie Coe*

1st reading 4/20/87
2nd reading 5/4/87

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that tract of land described as tract 4 in deed to First Texas Savings Association and recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the City of Dallas take line for Lake Ray Hubbard with the South East line of Northshore Phase 1-A as recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, said Point being the South East corner of said Northshore Phase 1-A;
THENCE: Along the Easterly lines of said Addition as follows: North 55° 47' 23" East a distance of 170.00 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 21° 34' 05", a radius of 320.00 feet and a chord that bears North 34° 34' 25" East a distance of 119.75 feet; along said curve an arc distance of 120.46 feet to an iron rod at the point of circular curvature of a circular curve to the left having a central angle of 21° 04' 17", a radius of 1173.74 feet, and a chord that bears North 13° 15' 14" East a distance of 429.23 feet; along said curve to an iron rod for a corner on the present zoning line;
THENCE: East a distance of 682.46 feet with said zoning line to an iron rod on the Westerly line of North Lakeshore Drive, a 100 foot right-Of-Way, said iron rod being on a circular curve to the right having a central angle of 8° 26' 52", a radius of 621.90 feet, and a chord that bears South 25° 14' 00" East a distance of 91.61 feet;
THENCE: Along said curve and with said westerly line an arc distance of 91.69 feet to an iron rod for a corner;
THENCE: Leaving said Westerly line and traversing said First Texas tract as follows: South 76° 00' 00" West a distance of 185.58 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 86° 15' 00", a radius of 35.00 feet and a chord that bears South 32° 52' 30" West a distance of 47.85 feet; along said curve an arc distance of 52.69 feet to an iron rod for a corner, South 10° 15' 00" East a distance of 237.83 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 10° 15' 00", a radius of 350.00 feet and a chord that bears South 5° 07' 30" East a distance of 62.53 feet; along said curve an arc distance of 62.61 feet to an iron rod for a corner, South a distance of 79.61 feet to an iron rod for a corner; South 39° 51' 51" West a distance of 90.33 feet to an iron rod for a corner; South 87° 34' 13" West a distance of 109.00 feet to an iron rod for a corner; North 89° 44' 10" West a distance of 85.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 22° 30' 00", a radius of 375.00 feet and a chord that bears North 78° 29' 10" West a distance of 146.32 feet, along said curve an arc distance of 147.26 feet to an iron rod for a corner, and South 11° 39' 14" West a distance of 222.94 feet to an iron rod for a corner on the North line of State Hwy. 66;
THENCE: North 89° 44' 10" West a distance of 298.76 feet with said North line to its intersection with the previously mentioned City of Dallas take line;
THENCE: North 34° 12' 37" West a distance of 233.64 feet with said take line to the Point of Beginning and containing 474,227 square feet or 10.8868 acres of land.

PLANNING AND ZONING ACTION SHEET

Applicant Burgoy-Miller Case No. P+Z 87-16-2/PP
 Property Description Northshore Phase IV
 Case Subject Matter North Lakeshore Drive north of SH 66
Final zone change "CR" to "SF10" / prel. plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>March 12</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council _____
 Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commisison will hold public hearings on March 12, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider the following requests:

1. A request from Harold Chenault for a change in zoning from "A" to "SF-16" on a 14.66 acre tract of land generally located on SH-205 south of Dalton Road
2. A request from Frank Springer for a Conditional Use Permit for a temporary gun club and target range on a tract of land on FM-549 between I-30 and SH-276.
3. A request from Mike Rogers for a Conditional Use Permit for an accessory structure over the maximum height requirement in an "SF-10" classification on a 2.876 acre tract located in the Carroll Estates on Ridge Road
4. A request from Burgy-Miller, Inc. for a change in zoning from "GR" to "SF-10" on a 10.88 acre tract of land located on North Lakeshore Drive north of SH-66.