

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 87-26-2/PP Filing Fee \$708.00 Date 3-23-87

Applicant Raymond Cameron Phone 226-1949

Mailing Address Rockwall Texas

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

See Attached

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

Commerical AGRICULTURE MF 15 District Classification

to Light Industrial P.D. District Classification

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

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

Status of Applicant: Owner Tenant _____ Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Raymond Cameron
by [Signature]

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.

[Signature]
Surveyor or Attorney for Applicant
(Mark out one)

City of Rockwall, Texas

Date: March 23, 1987

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Cameron Gardens

Name of Subdivider Raymond Cameron

Address 1101 Ridge Road Rockwall, Tex Phone 224-1930

Owner of Record Raymond Cameron

Address 1101 Ridge Road Rockwall, Tex Phone 224-1930

Name of Land Planner/Surveyor/Engineer Harold L. Evans & Assoc.

Address 2331 Gus Thomasson Rd #102 Dallas, Tex Phone 328-8133

Total Acreage 12.2 Ac. Current Zoning MF-15

No. of Lots/Units 1 Signed Danny E. Oster

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII 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 patterns 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.

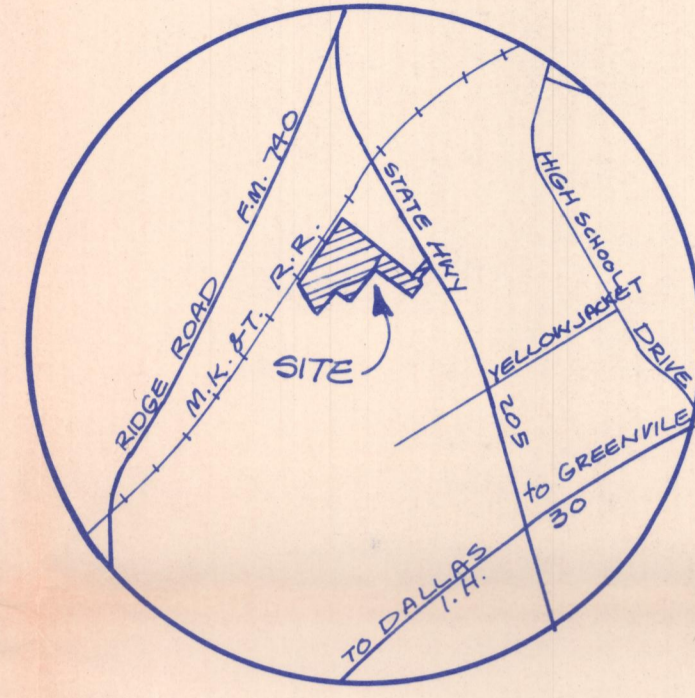
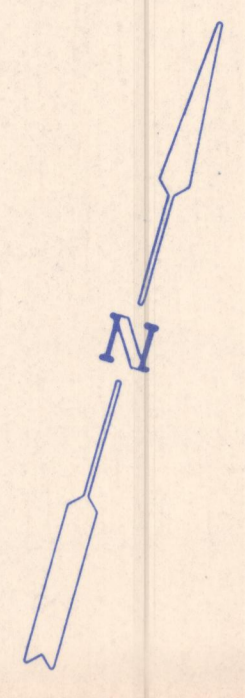
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File No. _____

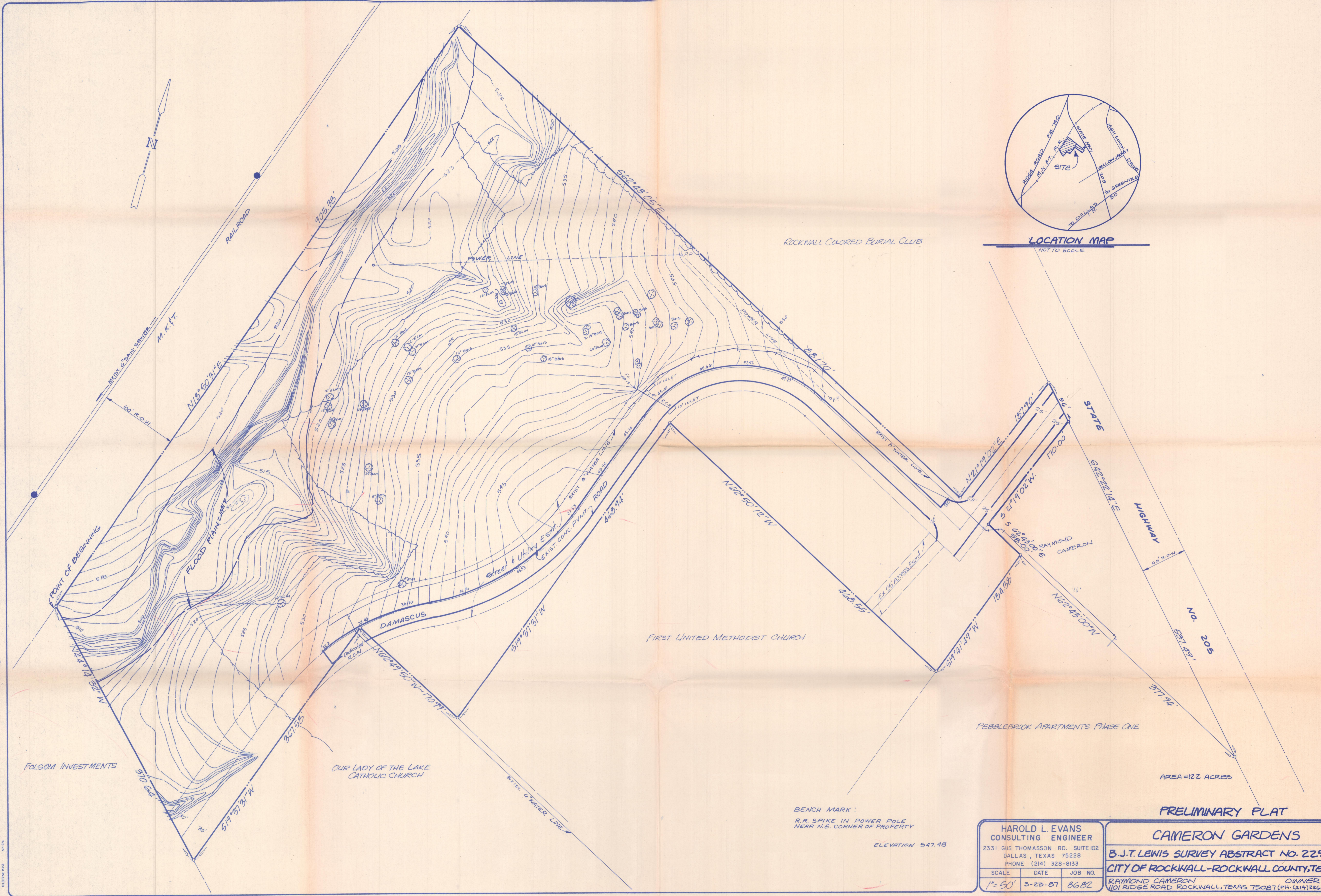
Date: _____

Fee: _____

Receipt: _____



LOCATION MAP
NOT TO SCALE



AREA = 12.2 ACRES

PRELIMINARY PLAT

BENCH MARK:
R.R. SPIKE IN POWER POLE
NEAR N.E. CORNER OF PROPERTY
ELEVATION 547.48

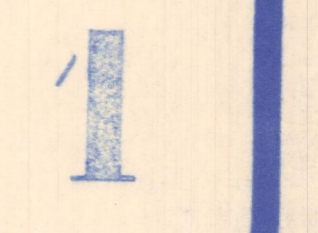
HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			CAMERON GARDENS B.J.T. LEWIS SURVEY ABSTRACT NO. 225 CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS RAYMOND CAMERON 1101 RIDGE ROAD ROCKWALL, TEXAS 75087 (PH. (214) 226-1930)		
SCALE	DATE	JOB NO.			
1" = 50'	3-23-87	8682			

REVISION POST 10/7/74



RAMSAY ARCHITECTS
ROCKWALL TEXAS

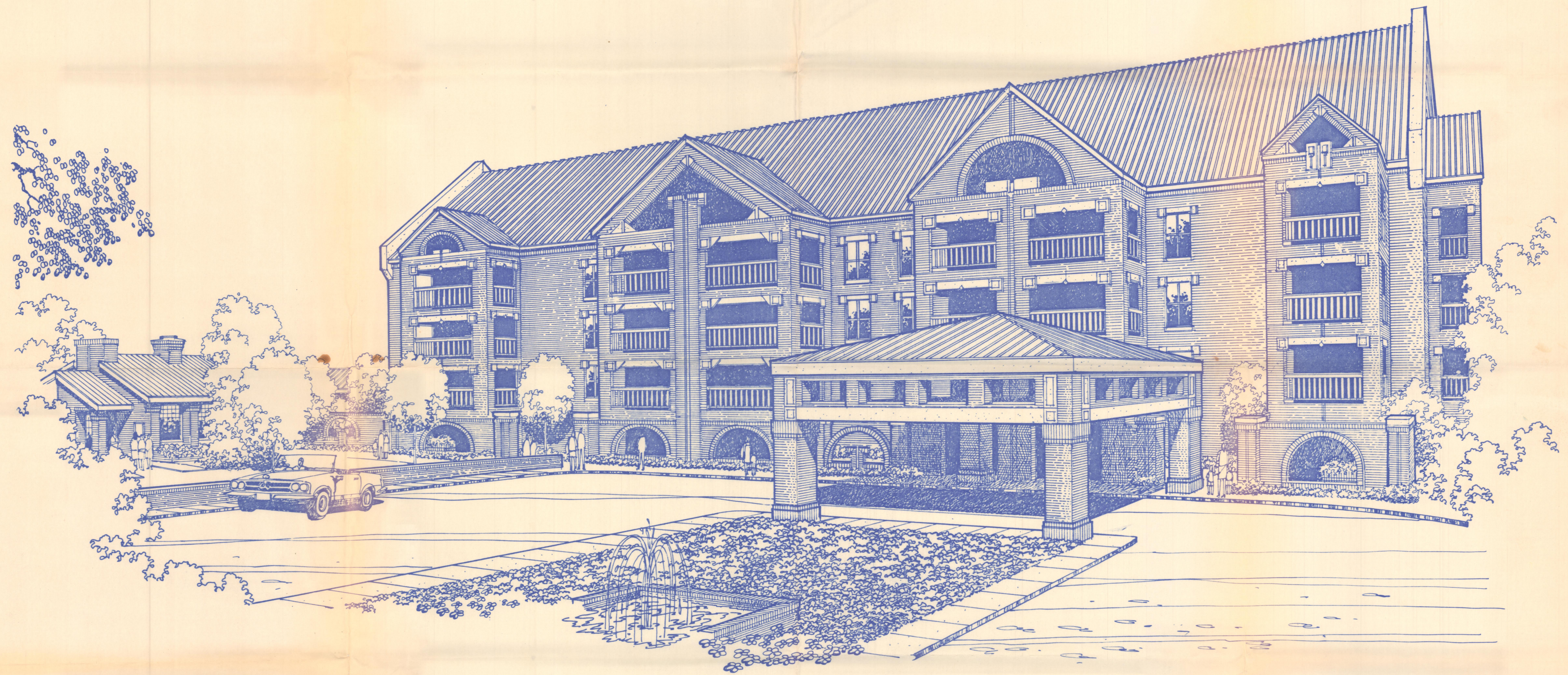
CAMERON GARDENS COMMUNITY
ROCKWALL, TEXAS



SITE PLAN



Red



CAMERON GARDENS LUXURY LIVING CENTER

A CAMERON COMPANY DEVELOPMENT
ROCKWALL, TEXAS

RAMSAY ARCHITECTS
ROCKWALL, TEXAS

CAMERON GARDENS **Concept and Overview**

Close your eyes and imagine yourself strolling through beautiful gardens teeming with life, yet beautifully serene and calm with expertly manicured gardens, and beautiful flowers clustered along the banks of the private lagoon only a few yards away. Your stroll is serenaded by the songs of the Mockingbirds and Warblers in the trees shading your pathway while in the distance a squirrel contentedly buries his treasure near the base of a massive Red Oak tree.

This scene is only one of many incredulous environments that are to be sampled at the proposed Cameron Gardens Luxury Living Center designed exclusively for active, mature individuals and couples. If you travel south on Goiaid from the city square, go beyond Ridge Road Shopping Center and turn right on Damascus Road which also serves as the entry to The First United Methodist Church and the proposed new worship facilities of Our Lake of the Lake Catholic Church. You will be entering a unique new world, a totally new concept in luxury living.

Join with me, if you will, for just a few minutes and allow me to introduce you to some of our facilities. When we enter the front door and stroll past the chapel and reception/security area into the 5 story atrium, you might well feel a sense of awe as you imagine yourself seated at one of the elegant dining tables overlooking the immaculate lawn and gardens just beyond. To the left is our glass elevator, carefully designed for a safe, secure ride yet tempting us to take just another look at the incomperable view before we disembark. The plants hanging from the promenades above draw our eyes up and we can't help but imagine ourself residing in what is surely a luxurious suite behind the protruding balconies above.

Let's continue our tour down the south corridor and through the spacious hobby, crafts, and woodworking shops, the mens' and womens' exercise rooms each with its own spa and showers, and into the private dining room. As a resident, this elegant dining area is at your disposal for family get togethers, birthday parties, or club meetings. Our next stop is the parlour, warm and inviting for tea times, reading, friendly conversation, and the like. The card room next door features a fireplace as the focal point to provide a perfect setting for bridge, checkers, dominos, or the ubiquitous tall tale 'fish story'.

And now, let's go outside to our immense 2,500 square foot deck. Here the attitude is best described as casual elegance with its carefully designed planters and picturesque statues overlooking the well manicured lawn and gardens area. Winding under the tree canopy beyond is Beaver Creek, appropriately named for these elusive animals known to inhabit it. Along the banks of the creek we can identify parts of the

one-half mile hiking/jogging trail for the more adventurous. To our right is the greenhouse encased swimming pool and spa, providing recreation and relaxation for residents and as a bonus, a near perfect environment for the many exotic plants surrounding the water. Past the pool we can see the small lake and its island and near the northern shore, if we look carefully through the trees, we can see the tennis court and lawn sports area where some of our friends might be playing a relaxed game of croquet.

Before our tour comes to an end, I feel impressed to mention the private patio or balcony for each residence, the convenient laundry rooms on each residential floor, our restricted access covered parking, the full elevator service in both Atrium and Belvedere Buildings from the parking level to the top floor, the connecting aerial corridors between the main buildings on each floor, and the small convenience store that also doubles as an outlet for handiwork done by residents. Our "state of the art" security systems and extensive fire and smoke handling devices will make our residence among the most secure available anywhere.

I'll see you at "THE GARDENS".

CAMERON GARDENS
Site Usage Details

- I. Size of area in zoning application: 12.2 acres
- II. Size of area in actual Cameron Gardens Development: 10.95 acres
 The remaining 1.25 acres was not intended to be included in the current rezoning application and was not noticed until after filing. Inclusion in the rezoning is immaterial to us. There are no plans at this time for any particular use.
- III. Intended use: Residential facility for more mature adults. Similar facilities are commonly referred to as Retirement Facilities or Retirement Communities, but we prefer not to use this nomenclature due to certain stigma some potential residents might associate with this terminology. The segment of the population we intend to draw from is age 50 and over.
- IV. Population densities and land use:
 Phase I: 100 units
 Phase II: 50 units
 Total: 150 units (13.7 units/acre using 10.95 acres)
 Contingency in case of exceptional demand: 14 units
 (14.98 units/acre)
- Buildings (Phase I & II) cover 12.6% of the 10.95 acres
 Paving covers 23.2%
 Landscape and private park covers 64.2%
- V. Facilities other than residential:
 Private restaurant (no liquor permit is desired)
 Private mens' & ladies' (separate) health facilities
 Private meeting rooms
 Private hair care facilities
 Private laundry rooms
 Private swimming pool and hot tub
 Private tennis court (one court)
 Private lawn sports area
 Private hiking/jogging trail
 Small (160 sq. ft.) non-profit convenience store for use of residents only. It will most likely be staffed by volunteer help.
 Private hobby and crafts rooms
- * We interpret "private" to mean residents, staff, and their guests.
- VI. Buildings' sizes and usages:

A. Atrium Building - 42.708 sq ft air conditioned space.
Height: 5 floors plus a below building parking lot which is below ground level from the building front.
The first floor contains the private dining rooms, meeting rooms, health facilities, store, central security, administration, etc.
Floors 2 through 5 are residential.
Number of residences: 33.
Access to upper floors is provided by one elevator and two staircases (one at each end of the building) plus connecting corridors to the adjoining Belvedere Building on each of floors 1 through 4.
From the front (street side) of the building, the Atrium Building appears as a four story building. The height from ground level to the base of the roof structure is approximately 40 feet.

B. Belvedere Building - 50.859 sq ft air conditioned space.
Height: 4 floors plus a below building parking lot which is below ground level from the building front.
All floors are residential.
Number of residences: 59.
Access to upper floors is provided by one elevator and two staircases (one at the north end of the building and the other accessible from the south end of the building by means of the short connecting corridors to the Atrium Building which are on each of the four floors).
From the front (street side) of the building, the Belvedere Building appears as a three story building. The height from ground level to the base of the roof structure is approximately 30 feet.

C. Townhomes - 8 in number, single story dwellings, 962 sq ft of air conditioned space each.

D. Phase II Multistory buildings (two buildings) and the additional townhomes are residential only and will bring the number of residences to the limits expressed in item "IV" above.

VII. Security - We realize that Rockwall has a much lower rate of crime than most other areas of the metroplex, however many of our potential residents do not realize this nor are comfortable with statistics alone or even our relatively low crime rate. In addition, citizens of the age of most of our inquirers are much more susceptible and vulnerable to criminals. Therefore, we are going to great lengths to provide residents with increased security over other residential neighborhoods. In an effort to provide this security we request that Damascas Road remain a private street controlled by Cameron Gardens, the First Methodist Church, and Our Lady of the Lake Catholic Church. Street

maintenance will be as per normal city practice or better. Access would be at the discretion of the above mentioned organizations. We willingly accept the city's ruling on this, but strongly urge them to consider our reasoning and allow the above organizations to control the access.

VIII. Parks and Landscape:

Cameron Gardens more than adequately meets all city requirements of which we are aware in providing these facilities for our residents.

IX. Known deviations of Cameron Gardens with existing MF-15 zoning which we are requesting to change to Planned Development:

A. Dedication of Damascus Way (See item "VII Security" above).

B. Some of the facilities mentioned in "V" above may differ from MF-15 requirements. Each of these items are very commonly provided in high quality retirement communities and we believe will greatly enhance Cameron Gardens as well.

C. Building heights:

Comparisons of relative elevations of surrounding structures:

Atrium Bldg. 3rd floor - 559.75 ft
Photographics Store (Ridge Rd. Center) - 558.5 ft

Atrium Bldg. 4th floor - 569.25 ft
First Meth. Church Sanctuary - 568.875 ft

Atrium Bldg. 5th (top) floor - 579.0 ft
Cameron Bldg. 1st floor - 574.0 ft
Cameron Bldg. 2nd floor - 586.0 ft

Please note that due to the low elevation (but well above flood plane) of the foundation of the Cameron Gardens Buildings that this proposed project does not overwhelm any surrounding structure. It is our understanding that the primary reason for height restrictions in zoning is for protection of the privacy and appearance of residential neighborhoods. We are not bordered by any of these, the nearest being the apartments on the other side of the Methodist Church.

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

Unadjusted for Effects of Lakeside Village and Turtle Cove

P&Z Case NO. 87-26-Z/PP

Submitted by Raymond Cameron by Don Cameron

Description Cameron Gardens

NP District NP 17

Calculation Information

I. Total number of residential units which NP 17 is projected to have when fully developed.

.Total projected population NP 17 (Park Plan): 3756

.Mean Household Size (NCTCOG): 2.82

Calculation

$$3756 \div 2.82 = \underline{\underline{1,331.91}}$$

II. Pro rata share of required dedication for Cameron Gardens

.Total number of residential units which NP 17 is projected to have when fully developed: 1,331.91

.Total number of units proposed for Cameron Gardens = 150

Calculation

$$\begin{aligned} \underline{150} \text{ units is } \underline{11.262\%} \text{ of } \underline{1331.91} \\ \underline{11.262\%} \text{ of } \underline{5.0} \text{ acres (total Neighborhood Park} \\ \text{requirement of NP 17} \\ \text{from Park Plan)} = \underline{\underline{.56310 \text{ acres}}} \end{aligned}$$

PARK BOARD RECOMMENDATION

Developer pro rata share: .5631 acres

Contribution: Cash (by ordinance)

Per Acre Amount: (to be determined by appraisal)

Contribution: .5631 x appraised per acre amount = \$ contribution

APPROVED

RECOMMENDATION: The Parks and Recreation Board unanimously voted to recommend to the Planning and Zoning Commission and City Council that no dedication of neighborhood parkland be required of this development due to:

- a. The private nature of the development
- b. the fact that the development provides more than its pro rata share of recreational areas for its residents.

The authority for such waiver is Section IX, Ordinance 87-1 and Ordinance 87-13.

PROPOSED ZONING
M.F.-15 TO PLANNED DEVELOPMENT

STATE OF TEXAS
COUNTY OF ROCKWALL

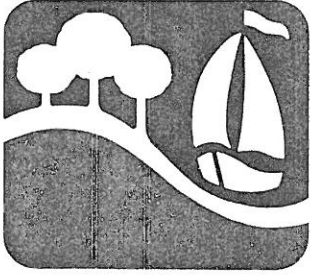
BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, and being part of that 24.15 acre tract of land conveyed to G.C. Rochell, Jr., by E.W. Titus and wife, Elizabeth Titus, by deed dated March 30, 1943, and also being part of that 0.50 acre tract of land as conveyed to G.C. Rochell, Jr., by deed recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the West corner of the hereinabove mentioned 24.15 acre tract; said point also being on the Southeast right-of-way line of the M.K. & T. Railroad;
THENCE: North 18° 50' 31" East along the Southeast right-of-way line of the M.K. & T. Railroad a distance of 905.38 feet to a point for a corner;
THENCE: South 62° 43' 05" East a distance of 881.70 feet to a point for a corner;
THENCE: North 21° 19' 02" East a distance of 187.90 feet to a point for a corner on the Southwest right-of-way line of State Highway No. 205;
THENCE: South 42° 22' 14" East a distance of 55.78 feet along Southwest line of said State Highway No. 205 to a point for a corner;
THENCE: South 21° 19' 02" West a distance of 228.73 feet to a point for a corner;
THENCE: North 62° 43' 05" West a distance of 273.69 feet to the point of curvature of a circular curve to the left having a central angle of 91° 47' 02" and a radius of 120.00 feet;
THENCE: Along said curve an arc distance of 192.23 feet to a point for a corner;
THENCE: North 62° 50' 12" West a distance of 0.64 feet to a point for a corner;
THENCE: South 19° 37' 31" West a distance of 468.94 feet to a point for a corner;
THENCE: North 62° 49' 50" West a distance of 170.99 feet to a point for a corner;
THENCE: South 19° 37' 31" West a distance of 367.57 feet to a point for a corner;
THENCE: North 44° 14' 32" West a distance of 370.64 feet to the Point of Beginning and Containing 10.8995 Acres of Land.



Harold L. Evans and Associates/Consulting Engineers

April 17, 1987



CITY OF ROCKWALL
"THE NEW HORIZON"

March 25, 1987

Mr. Raymond Cameron
1111 Ridge Road
Rockwall, TX 75087

Dear Mr. Cameron,

Your application and filing fee have been received for a preliminary plat for Cameron Gardens and a request for a change in zoning from "MF-15" multifamily to "PD" planned development on 12.2 acres located on Damascus Road.

The Planning and Zoning Commission will hold a public hearing and consider approval of your request on April 9th at 7:30 P.M. in City Hall, 205 West Rusk.

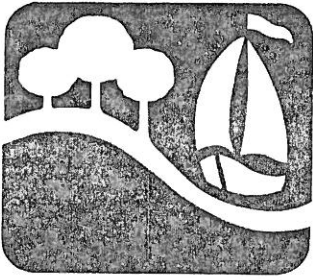
Please feel free to contact me, if you have any questions.

Sincerely,

Mary Nichols
Administrative Aide

MN/ss

cc: Harold Evans



CITY OF ROCKWALL
"THE NEW HORIZON"

April 28, 1987

Mr. Raymond Cameron
1111 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

On April 9, 1987, the Planning and Zoning Commission recommended approval of a preliminary plat for Cameron Gardens and a change in zoning from "MF-15" to "PD" Planned Development subject to the following conditions:

1. land uses permitted as submitted
2. density not to exceed 14 units per acre, equaling 151 units
3. heights not to exceed 62.5 feet in Phase I and structures limited to 4 stories in Phase II
4. development plan to be submitted at the final plat stage in conformance with the Concept Plan

The Rockwall City Council will hold a public hearing and consider your request at 7:00 P.M. on May 4, 1987, in City Hall, 205 West Rusk.

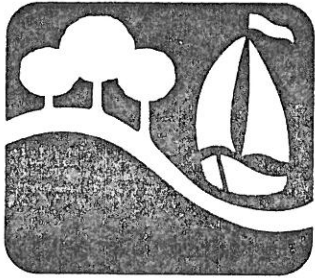
Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

May 7, 1987

Mr. Raymond Cameron
1101 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

On May 4, 1987, the Rockwall City Council approved a preliminary plat for Cameron Gardens and a request for a change in zoning from "MF-15" Multifamily to "PD" Planned Development subject to the following conditions:

1. Land uses permitted as submitted
2. Meeting setback requirements of "MF-15" classification
3. Density not to exceed 14 units per acre, equalling 151 units
4. Heights not to exceed 62.5 ft. in Phase I and structures limited to 4 stories in Phase II
5. Development plan to be submitted at the final plat stage in conformance with the Concept Plan.

An ordinance authorizing the change in zoning from "MF-15" to "PD" Planned Development will be read and considered for approval at two separate Council meetings on May 18th and June 1st.

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

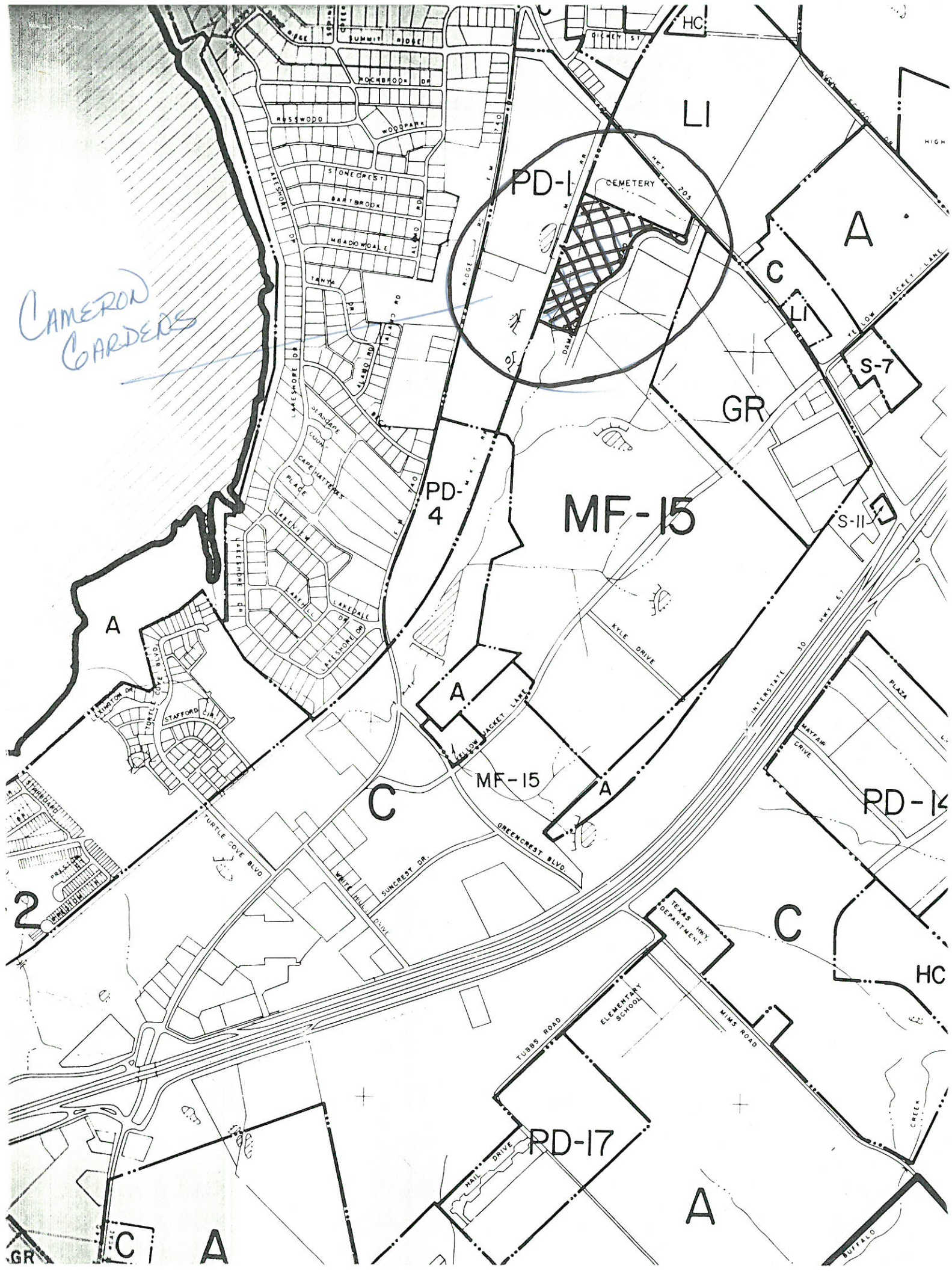
Sincerely,

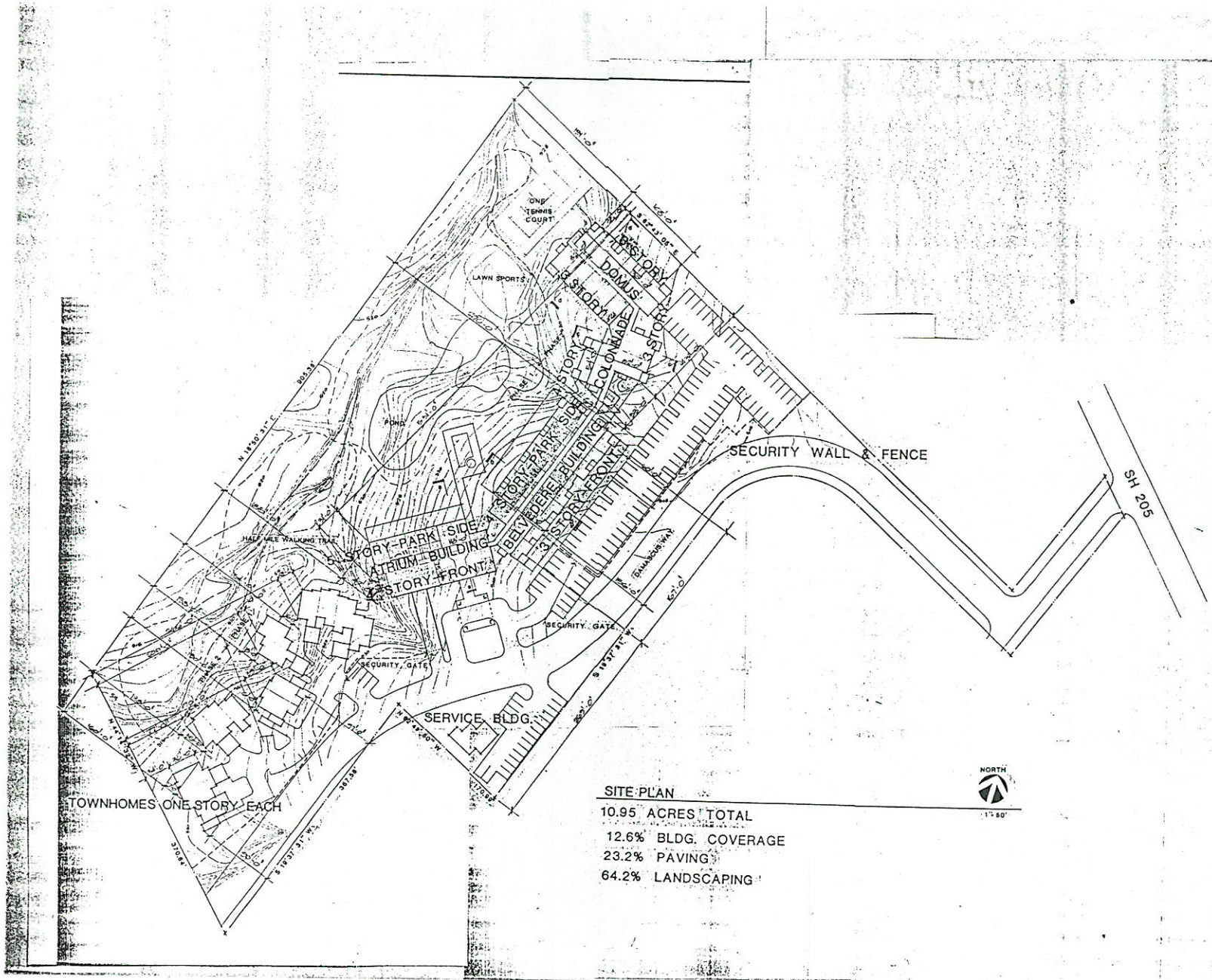
Mary Nichols

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmp

CAMERON
GARDENS





SITE PLAN
 10.95 ACRES TOTAL
 12.6% BLDG. COVERAGE
 23.2% PAVING
 64.2% LANDSCAPING



Agenda Notes
P&Z - 4/9/87

- III. E. P&Z 87-26-Z/PP - Hold Public Hearing and Consider Approval of a Request from Don Cameron for a Change in Zoning from "MF-15" to "PD" Planned Development on a 12.2 Acre Tract of Land Located on Damascus Road South of SH-205 and a Preliminary Plat

We have received a request from Don Cameron for a change in zoning from "MF-15" to "PD" for a Retirement Community. The proposed development will be a luxury development designed to attract people from age 50 and over. It is not a nursing home facility. The uses all comply with those listed in Multifamily with the exception of a private restaurant and a private non-profit store, both for residents and guests only. They are asking for PD zoning for the inclusion of the above uses and for a maximum height that will exceed the maximum height of 36 ft. allowed in "MF-15". They are proposing a total of 150 units on 10.95 acres which is below the maximum density of 14 units per acre for "MF-15". They have indicated they may want to ask for an additional 14 units which would raise the density to 14.98 units per acre. They will also not meet the setback requirements for "MF-15" unless the Townhouse buildings shown on the site plan are separated further. They have the room to do this.

Attached is a copy of their proposed plan that shows building locations, parking and entrances. They have provided enough information for consideration of a preliminary plan. We would recommend that a development plan with more detail be provided with the final plat.

A copy of the preliminary plat is also attached.

MINUTES OF THE PLANNING AND ZONING COMMISSION
April 9, 1987

Chairman Don Smith called the meeting to order with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Bill Sinclair, and Hank Crumbley.

The Commission first considered approval of the Minutes of March 12, 1987. McCall made a motion to approve the Minutes. Seligman seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch pointed out that the applicant was not yet present for the first item on the Agenda, a request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials. She added that the Commission could consider this item later in the meeting.

Smith then opened a public hearing and the Commission considered approval of a request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive north of SH-66 and South of Alta Vista Drive. Couch pointed out that this request consisted of both a zone change request and also a final plat. She stated that if the plat is approved as recommended that a condition on the plat state that the City will not guarantee access, and when surrounding areas develop, permanent access is provided. She added also that the applicant was requesting a crushed rock drive. Smith asked why one section of this tract was being rezoned and not the entire tract. Couch explained that other members of the family owned the remainder of the property and they weren't sure how the property would be developed. Van Hall, Consulting Engineer, explained that a contractual agreement had been entered into for temporary access and that this agreement can be made a contingency on the plat and vacated when a permanent access agreement is reached. He explained that the applicant would not be graveling the entire 60 ft. easement, just the drive width. Seligman confirmed that this lot would meet the required distance from a fire hydrant. Staff explained that of 18 public notices mailed only three were returned, all in favor. Seligman then made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the final plat with the following conditions: 1) that the final plat will state that the City does not guarantee access; 2) that permanent access will be provided upon development of adjacent property; and 3) that the gravel drive will be an all weather gravel drive. Plagens seconded the motion. The motion was voted on and passed unanimously.

At this time Smith pointed out that the next item, a request for a Conditional Use Permit by Frank Hughes, had been withdrawn by the applicant.

Smith then opened a public hearing and the Commission considered approval on a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained the location of the property, the applicant's request, and that the incorporation of the additional property into this lot of Lofland Industrial Park would allow adequate lot size for a proposed nursing home. She explained that Light Industrial zoning would be consistent with the remainder of Lofland Industrial Park and that provision for an additional water line easement was recommended and an additional easement in the rear for future utilities. Van Hall explained that the applicants would comply with the easement requests and that an additional fire hydrant would be added. After further discussion, Seligman made a motion to approve the change in zoning from "A" Agricultural to "LI" Light Industrial. Plagens seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the replat with the condition that one sewer line is relocated as recommended by Staff and the additional easements be provided. Plagens 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 Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located on Damascus Road south of SH-205 and a preliminary plat. Couch explained the location of the property and that the two items for consideration were the change in zoning to "PD" and the preliminary plan. She explained that the preliminary plan outlined the basic idea of a luxury retirement community and that at the final plat stage a development plan would be submitted with a technical outline. She stated that basically the applicant would meet "MF-15" zoning requirements with the exception of height and the density which would be approximately 15 units per acre. Raymond Cameron addressed the Commission and explained the basic background of the property and that he preferred this concept to "MF-15" or apartments on the property. Don Cameron and Ross Ramsay presented a rendering of the atrium building which was Phase 1. Cameron explained the retirement facility or luxury living center would consist of a common area, spas, recreational facilities, health facilities, a gift shop, a restaurant, pool, hot tub, and personal services for residents. He explained the landscaping was 65.2% of the property, the building was 12.3% and paving was 24.2%. Smith confirmed that the total was 164 units for this tract of property. Ramsay explained that there would be controlled access to the underground parking and that 50% of the parking would be open in the rear. Sinclair confirmed with Ramsay that the tract was actually 10.95 acres as opposed to 12.2. Seligman suggested that the extra 14 units not be approved at this time and be reviewed in another phase of the development. The Commission discussed the densities, the height of the atrium, the height of the townhouses, and protection of adjacent properties. After further discussion, McCall made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Couch

clarified that the area requirements needed to be part of the motion for approval. Seligman then made a motion to recommend approval of a change in zoning to Planned Development with land uses permitted as submitted, with density not to exceed 14 units per acre, equaling 151 units, with heights not to exceed 62.5 ft. in Phase 1, and structures limited to four stories in Phase 2, with a development plan to be submitted at the final plat stage in conformance with the concept as presented. Plagens seconded the motion. The motion was voted on and passed unanimously.

Raymond Cameron briefly addressed Damascus Road and explained that he would like it to be a private roadway and not public access, with control gates at the entrance to the development. The Commission discussed the location of Damascus Road and its designation as a through street on the Thoroughfare Plan. Seligman then made a motion to approve the preliminary plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Bodin Industrial located on the south service road of I-30. Couch outlined the applicant's request and explained that one more parking space would need to be added in order to be in compliance with City regulations. She explained the applicant proposed a storefront elevation or tiltwall. Cecil Self, the applicant, presented a photograph of the proposed building and explained that he had originally site planned the back portion of the property for a storage building, but that he now wanted to develop the front portion of the lot. He added that he would like to pave only that portion of the 24 ft. easement that served this building going to the back of the building and no further. Plagens questioned the reason for a storefront elevation. Self explained that minimal glass was needed for security reasons. Seligman then made a motion to approve the site plan for Bodin Industrial with the condition that one parking space be added or the applicant adjust his General Retail and Warehouse square footage to meet 10 parking space requirement. McCall seconded the motion. The motion was voted on and passed unanimously. Smith confirmed with Staff that the materials proposed by the applicant were allowed by the City's ordinance. Couch confirmed that they did meet the City's requirements. Smith then requested a review of materials requirements in non-residential developments.

The Commission then considered approval of preliminary plat for Harbor Landing Phase 2. Couch explained the request and that the City had recommended changing some street names. Seligman recommended that the green belt be divided into the two lots on either side of it. After a discussion about the minimum lot frontage and deed restrictions, Seligman made a motion to approve the preliminary plat with street name changes as requested by the Staff and that the green belt be incorporated into the two lots on either side of the green belt. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205. Couch explained that there was an access easement that currently existed which all three owners had agreed to abandon and that there was a utility easement that a section of the building would encroach on if it were not relocated. She added that the Staff saw no problem with relocating the easement. Jerrylene Jones of Grandma's addressed the Commission and explained some building expansions that were proposed, a proposed one-way drive and a drive-through window. Seligman made a motion to approve the site plan with the abandonment of the access easement and the relocation of the utility easement. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a preliminary plat for Buffalo Creek Office Park. Couch explained this was one lot of a large concept. She added that Staff had also asked a street name to be changed as a "Rainbow" already existed in Rockwall. Rob Whittle outlined the location of this lot in comparison to his entire proposed office park and explained that he would conform with any recommendations made by Staff. McCall then made a motion to approve the preliminary plat with the recommended street name change. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Lane Business Park located at 1520 I-30. Couch explained that the plan as submitted met all the City's requirements except for the fire protection standards which had not yet been determined applicant could meet. She explained that if there was not a fire hydrant within the required maximum distance that the applicant might need to add an additional fire hydrant. Dale Lane then addressed the Commission and explained that he was not aware of these requirements and that he did not think it necessary to comply. Couch explained that at the time this property was incorporated into the City Limits the fire hydrant was not required as it did not exist at the time of annexation. However, requests for building permits are the mechanism that the City uses to ensure compliance with new regulations and safety standards. Seligman then made a motion to approve the final plat for Lane Business Park subject to the applicant meeting the fire protection standards. Crumbley seconded the motion. The motion was voted on and passed unanimously.

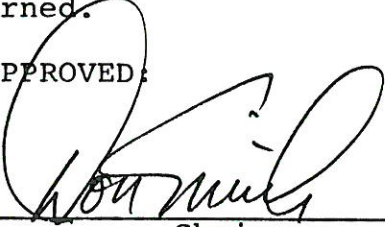
Seligman then made a motion to continue the public hearing until the May 14th meeting of the Commission on a request from Mike Mischler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials on a tract of land located at SH-205 and Yellowjacket Lane. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Couch then asked the Commission if they would consider taking action on a request from the Masonic Lodge at the Work Session on April 30th. She explained that the Masonic Lodge would be

requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

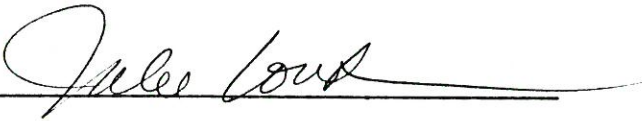
As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:

By 

Agenda Notes
City Council - 5/4/87

- IV. C. P&Z 87-26-Z/PP - Hold Public Hearing and Consider Approval of a Request from Don Cameron for a Change in Zoning from "MF-15" to "PD" Planned Development on a 12.2 Acre Tract of Land Located on Damascus Road South of SH-205 and a Preliminary Plat

We have received a request from Don Cameron for a change in zoning from "MF-15" to "PD" for a Retirement Community. The proposed development will be a luxury development designed to attract people from age 50 and over. It is not a nursing home facility. The uses all comply with those listed in Multifamily with the exception of a private restaurant and a private non-profit store, both for residents and guests only. They are asking for PD zoning for the inclusion of the above uses and for a maximum height that will exceed the maximum height of 36 ft. allowed in "MF-15". They are proposing a total of 151 units on 10.95 acres which is below the maximum density of 14 units per acre for "MF-15". They have indicated they may want to ask for an additional 14 units which would raise the density to 14.98 units per acre. They will also not meet the setback requirements for "MF-15" unless the Townhouse buildings shown on the site plan are separated further. They have the room to do this.

Attached is a copy of their proposed plan that shows building locations, parking and entrances. They have provided enough information for consideration of a preliminary plan. We would recommend that a development plan with more detail be provided with the final plat.

A copy of the preliminary plat is also attached.

The Planning and Zoning Commission has recommended approval of the request for PD zoning meeting the area requirements of "MF-15" at 14 units per acre. The Commission indicated that the applicant could apply for the additional units at a later date after further studying the feasibility. They recommended that the maximum height for Phase 1 be set at 62.5 feet and that Phase 2 be limited to 4 stories. They also recommended that a development plan be required at the time of final plat substantially in conformance with the preliminary plan.

MINUTES OF THE ROCKWALL CITY COUNCIL

May 4, 1987

Mayor Frank Miller called the meeting to order with the following members present: Nell Welborn, Jean Holt, Bill Fox, Pat Luby, and Ken Jones.

Council first considered approval of the Consent Agenda which consisted of A) the Minutes of April 20, 1987; B) a resolution requesting the State to provide a continuous turn lane for a certain area on FM-740 and a raised median in other areas; C) an ordinance authorizing a change in zoning from "A" Agricultural to "HC" Heavy Commercial and "C" Commercial on 76.685 acres located off SH-205 south of Sids Road on second reading; D) an ordinance authorizing a change in zoning from "A" Agricultural to "SF-16 Single Family on three tracts of land locate don SH-205 south of Dalton Road on second reading; E) an ordinance authorizing a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located off Airport Road on second reading; F) an ordinance authorizing a Conditional Use Permit for a temporary gun club and target range on second reading; G) an ordinance issuing a Conditional Use Permit for a structure over the maximum height restrictions in an "SF-10" Single Family classification located in the Carroll Estates on second reading; H) an ordinance authorizing a change in zoning from "GR" General Retail to to "SF-10" Single Family on a tract of land located north of SH-66 and west of North Lakeshore Drive on second reading; I) an ordinance abandoning an access easement on SH-205 south of Yellowjacket on second reading; J) an ordinance abandoning a portion of a utility easement located at 1903 South Goliad on second reading; K) an ordinance amending the Comprehensive Zoning Ordinance to revise the preliminary plan for PD-5 on first reading. Assistant City Manager Julie Couch read the ordinance captions. Bill Fox asked that Item G be pulled from the Consent Agenda. Welborn made a motion to approve the Consent Agenda including the revised Minutes and the with exception of Item G. Jones seconded the motion. The motion was voted on and passed unanimously.

Fox asked Council to brief him on Council's basis for approval of Item G as he had not been present when the item was discussed and the Planning and Zoning Commission had recommended denial. Miller explained that the property owners who were present did not object to the structure, that the applicant was willing to cut further into the hillside if necessary, the structure would be used strictly for storage of vehicles, it would be the same composition as the future house, and the building would not obstruct view areas. Welborn stated that photographs presented had shown the view from Ridge Road and a recreational vehicle parked

behind a house had looked more unsightly than the proposed building. Miller stated that the applicant could have shortened the height by two feet but it would have made for a less attractive structure. He added that the structure was designed in good taste and would not be offensive. After further discussion, Holt made a motion to approve Item G. Welborn seconded the motion. The motion was voted on with four in favor and Fox and Luby voting against the motion.

Eisen confirmed with the City Attorney that as the Planning and Zoning Commission had recommended denial, a three quarter vote, or six votes of the Council, would be required to approve the ordinance on second reading. Norm Seligman, Vice Chairman of the Planning and Zoning Commission, addressed the Council and explained that neighbors present at the Planning and Zoning Commission who objected to the request objected to the potential use of the building, not the height of the structure. He stated that residents were concerned about the potential for Commercial use and possible auto repair. Miller added that the applicant had probably made a better presentation before Council than before the Planning and Zoning Commission. Holt explained that a structure lower in height, which would be allowed, would require more pillars and would restrict maneuverability within the structure, thus restricting also the number of vehicles that could be stored in the building. Miller asked Fox to review the item prior to voting against it. Fox then made a motion to reconsider the item and table it until the May 18th meeting. Luby seconded the motion. The motion was voted on and passed unanimously.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, then gave a brief summary of items on Council's Agenda on which the Commission had made recommendations, including a request from the Masonic Lodge for a waiver of escrow requirements, zone change request from Don Cameron, zone change request and final plat from Sherman Sparks, zone change request and replat of a portion of Lofland Industrial Park, and outlined the Commission's basis for recommendation on each item.

The Council then considered approval of a waiver of escrow requirements for the Masonic Lodge located on Tubbs Road. Couch explained the location of the property and that without the waiver the Lodge would be required to escrow \$23,770 for street improvements on both Mims Road and Tubbs Road. Joe Richland, representing the Masonic Lodge, explained to Council that the Lodge was a non-profit organization and that with the escrow requirement a large portion of the funds that were proposed for construction of the building would be absorbed. He added that as all

their funds came from private donations, they would not be able to raise enough money for both the escrow and the construction of the building. Raymond Cameron addressed the Council and expressed opposition to requiring the escrow for street improvements as he had been primarily responsible for the construction of the school road from the Amanda Rochell School and that he felt like the Lodge's share of street improvements had already been provided. Miller pointed out that without the escrow requirement the City would be responsible for funding the street improvements. Fox added that churches in the past had been required to comply with the escrow requirements. Couch showed Council on the map the general location of the property and the three streets that bounded it. Jones reminded Council that they had in the past granted a waiver to the Soroptomists for the Children's Shelter and that he would favor a waiver for the Lodge. Welborn suggested partial payment at the time of construction and the remainder of the payment when the improvements were done. Richland stated that he could discuss the possibility of deferred payment and/or a partial waiver with the Lodge, but that he would need the item to be tabled enabling him to do so. After further discussion, Fox made a motion to table consideration of the waiver until June 1st. Welborn seconded the motion. The motion was voted on and passed unanimously. Fox suggested that each member view the site to get a better understanding of the location.

The Council then held a public hearing and considered approval of a request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a tract of land located on Damascus Road south of SH-205 and a preliminary plat. Rex Cameron addressed the Council to explain the plan and the proposed uses of the property. Raymond Cameron addressed the Council and briefly explained the background of the property and his theory for the retirement community. Fox confirmed that the Camerons would be responsible for the building of the development and that the architects could meet the required setbacks. Welborn then made a motion to approve the change in zoning to Planned Development with uses as submitted, including a restaurant and general retail store, meeting the requirements of "MF-15" zoning with regard to setbacks and density, and with heights not to exceed 62.5 ft. in Phase I and limited to four stories in Phase II. Jones seconded the motion. Seligman then confirmed that 14 units per acre would equal 151 units. Welborn then amended her motion to clarify the density at 14 units per acre, equaling 151 units. Jones seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously. Welborn then made a motion to approve the preliminary plat with the stipulation that at the final plat stage a more detailed development

plan would be provided. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Julia Richey for a variance to the setback and distance separation requirements of the Sign Ordinance and approval of a sign plan to be located on the 700 block of South Goliad. Couch explained that Mrs. Richey's hair salon located at 706 Throckmorton was situated on a single lot along with Balloons and Goodies Galore which fronted Goliad. She explained that one free standing sign was allowed per premise with less than 5 acres without prior approval by the City Council and that Balloons and Goodies Galore already had one free standing sign located on the property. She added that Mrs. Richey intended to place her sign along Goliad and placing the sign as such would not meet distance, separation and setback requirements. Julia Richey addressed the Council and explained that although she could erect the sign on Throckmorton, she was attempting to establish a clientele and that a sign on Goliad would be more visible than a sign located on Throckmorton. She added that there was a drive servicing the back portion of the lot from Goliad and that she proposed to place the sign adjacent to that driveway. Fox pointed out that similar variances had been allowed for property located across the street at Goliad Place. Miller pointed out that his property was adjacent to this lot and that he would abstain from voting on it; however, he had no objection to approval of the request. Fox then made a motion to approve the request. Jones seconded the motion. Welborn offered an amendment to permit the variance for a period of one year. Holt seconded the amendment. The amendment was voted on and passed with all voting in favor except Miller who abstained. The motion as amended was voted on and passed with all voting in favor except Miller who abstained.

The Council then held a public hearing and considered approval of a request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a tract of land located east of North Lakeshore Drive north of SH-66 and south of Alta Vista and approval of a final plat. Couch explained the applicant's request and added that as this proposed lot was surrounded on three sides by undeveloped property, they proposed to provide only temporary access until such a time as the property is permanently developed. They also proposed an all-weather gravel drive as opposed to concrete. The Planning and Zoning Commission had recommended approval with the condition that the plat stipulate that the City makes no guarantee of access along the private access easement, that the drive be an all-weather drive, and that when adjacent property develops, permanent access is provided. Van Hall, Consulting Engineer, explained the location of the lot and

the location of the temporary access easement. After Council discussion, Fox made a motion to approve the request for the change in zoning and the final plat with conditions as recommended by the Planning and Zoning Commission. Jones seconded the motion. The motion was voted on and passed, with all voting in favor except Miller who abstained.

The Council then held a public hearing and considered approval of a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained that Lofland Industrial Park was zoned Light Industrial and that the replat would incorporate additional property into a lot of Light Industrial in order to allow adequate acreage for the construction of a nursing home. She explained that although one sewer line would have to be relocated, there were no other problems with the plat as submitted. Van Hall addressed the Council and further explained the location of the lot in comparison with the rest of Lofland Industrial Park. James Newman, representing the Cherry Creek Corporation, presented renderings of the proposed facility and explained its care capacity and required construction date. Welborn confirmed with Newman that he understood the allowed uses in a Light Industrial zoning classification and also understood what potential uses could be installed on adjacent property to the proposed nursing home. Miller stated that he wanted both the applicant and the Camerons, who own the property, to understand the possible future conflicts of uses. After further discussion, Holt made a motion to approve the change in zoning and the replat. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then held a public hearing and considered approval of Reinvestment Zone No. 1 pursuant to Article 1066f VATS on a tract of land located on FM-3097 and approval of an ordinance establishing Reinvestment Zone No. 1. Eisen explained that this was the first application for a reinvestment zone as a result of Council's recent approval of a tax abatement policy. Dennis Bailey from the Chamber of Commerce urged Council to approve the reinvestment zone as it would attract clean industry to the City of Rockwall. Rob Whittle, developer of the property, explained that this section of the proposed Buffalo Creek Office Park would set a precedent to attract clean industry. Couch read the ordinance caption of the ordinance establishing Reinvestment Zone No. 1. Eisen explained that he recommended that this zone be given a time period of four years and added that it would be necessary to enter into a contractual agreement at a future meeting with regard to streets and other improvements. Welborn made a motion to approve the ordinance including a

four year term. Jones seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he addressed restaurant inspections; an itemized breakdown of the cost of issuance of bonds for construction of streets; a North Texas Municipal Water District update, including the appointment of Nick Woodall to the NTMWD Board of Directors; construction of a supply pipeline from the water treatment plant in Wylie to Rockwall; an update on two bills pending before the Texas Legislature; a re-estimate of projected revenues for the 1986-87 fiscal year; a County meeting scheduled for May 19th with regard to the ambulance service status; and the scheduling of a Work Session with regard to the Waters, Trego Personnel Study. Miller suggested that as all members of the Council try to attend the County meeting. With regard to revenue projections, Fox requested that the additional Police Officer position be filled and cutbacks be taken from somewhere else in the budget. Miller polled the other Council members who all agreed with Councilman Fox.

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance to modify SUP-6 located at Washington and SH-66 on second reading. Couch pointed out that the applicants who had submitted a site plan for a car wash at this location had requested that Council consider tabling the item until the May 18th meeting when they would be able to be present. Holt made a motion to table the item until May 18th. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered award of bids for a filtration system for the Municipal Pool. Eisen stated that the low bid had been received from Pool Kare of Carrollton in the amount of \$4,960.95. Jones made a motion to award the bid to Pool Kare. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for mowing. Eisen stated that the one bid received was from Jim Moore in the amounts of \$16.50 per hour for an 8 ft. mower size, \$13.50 per hour for a 6 ft. mower size, and \$32.00 per hour for a 15 ft. mower size. Eisen added that these were acceptable by Staff. Fox made a motion to award the bid to Jim Moore. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for Paving, Drainage, and Utility Improvements. Eisen stated that if the bids were awarded to the two low bidders, Triple H Construction's utility bid of \$199,463.72, and Angel Concrete Company's paving bid of \$538,507.43, total cost of the project would come in below the Engineer's estimate of

\$850,000.00. Welborn pointed out that Triple H's bid was tremendously lower than C&W Utility Contracting who bid \$410,871.00. She confirmed with Staff Triple H did meet all the specs and could complete the project within the same 100 working days that C&W predicted the project in. Eisen explained that Triple H did meet all the specs, that they had done some work for the City in the past, and that there were periodic inspections done during the work to insure that work was not substandard. Welborn then made a motion to accept the bids as recommended by the City Manager. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered award of bids for hot mix asphalt. Eisen explained that this bid was accepted every 90 days and that Staff recommended the bid be awarded as follows: curb and gutter to Roy L. Willis at \$6.75 per linear foot; sidewalks, alleys, streets, cement stabilization and hot mix installation all to Evans Contracting. Holt made a motion to accept the bids as recommended. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance prohibiting the sale, possession or use of fire works within 5,000 ft. of the City Limits. Eisen explained that this would protect the City Limits for a distance of 5,000 ft. and would be effective unless it encroached into another city's limits or into another city's ETJ. Jones made a motion to approve the ordinance on first reading. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then heard a report from City Attorney Pete Eckert regarding satellite dishes and the required screening. Eckert explained that the Staff had recently mailed out a number of letters to residents who had satellite dishes which were visible from the street and were not screened as required by ordinance. He stated that he had received a few phone calls from citizens who were not in compliance and were opposed to the screening requirements. Council discussed the possibility of grandfathering in existing dishes, the fine for violation of the ordinance, and whether the ordinance was designed to protect the view from the street or from the adjacent properties as well.

Council then considered approval of a self-insurance program and a Section 125 Program for City employees' benefits. Eisen explained the group life insurance and health benefit plan and added that a reinsurance plan would take effect after \$89,000.00 in claims had been paid. He added that for \$300.00 per month a third party firm would adjudicate the claims. Council discussed the employee

benefits of the plan, the total savings to the City, and the method of reimbursement with regard to the 125 Program. After further discussion, Jones made a motion to approve the insurance program and the 125 Program. Fox seconded the motion. He asked Staff to report on the progress of both programs six months after they had taken effect. The motion was voted on and passed unanimously.

Council then considered approval of a resolution urging the Interstate Commerce Commission to deny a request for the closing of a certain railroad line. Eisen explained the intent of the resolution and how the closing of a section of this line could indirectly affect Rockwall. Welborn made a motion to approve the resolution. Holt seconded the motion. The motion was voted on and passed unanimously. Fox asked Staff to be sure that Congressman Ralph Hall got a copy of this resolution.

The Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss personnel regarding an appointment of the Mayor Pro Tem, litigation regarding Harbor Landing Phase I, and land acquisition for City facilities. Upon reconvening, as there was no further action necessary by Council, Holt made a motion to adjourn. Jones seconded the motion. The motion was voted on and passed unanimously. The meeting was adjourned.

APPROVED:

Mayor

ATTEST:

By _____

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 9th day of April, 1987 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Don Cameron
for a change in zoning from "MF-15" Multifamily to "PD"
Planned Development

on the following described property:

12.2 acres located on Damascus Road south of SH-205

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 87-26-Z/PP

May A. 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 87-26-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

M.F.-15 TO PLANNED DEVELOPMENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas and being part of that 24.15 acre tract of land conveyed to G.C. Rochell, Jr. by E.W. Titus and wife Elizabeth Titus, by deed dated March 30, 1943 and also being part of that 0.50 acre tract of land as conveyed to G.C. Rochell, Jr., by deed recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the West corner of the hereinabove mentioned 24.15 acre tract; said point also being on the Southeast right-of-way line of the M.K. & T. Railroad;
THENCE: North 18° 50' 31" East along the Southeast right-of-way line of the M.K. & T Railroad a distance of 905.38 feet to a point for a corner;
THENCE: South 62° 43' 05" East a distance of 881.70 feet to a point for a corner;
THENCE: North 21° 19' 02" East a distance of 187.90 feet to a point for a corner on the Southwest right-of-way line of State Highway No. 205;
THENCE: South 42° 22' 14" East along the Southeast right-of-way line of State Highway No. 205 a distance of 56.00 feet to a point for a corner;
THENCE: South 21° 19' 02" West a distance of 170.00 feet to a point for a corner;
THENCE: South 62° 43' 00" East a distance of 58.00 feet to a point for a corner;
THENCE: South 19° 41' 49" West a distance of 184.38 feet to a point for a corner;
THENCE: North 62° 50' 12" West a distance of 468.55 feet to a point for a corner;
THENCE: South 19° 37' 31" West a distance of 468.94 feet to a point for a corner;
THENCE: North 62° 49' 50" West a distance of 170.99 feet to a point for a corner;
THENCE: South 19° 37' 31" West a distance of 367.58 feet to a point for a corner;
THENCE: North 44° 14' 32" West a distance of 307.64 feet to the Point of Beginning and containing 12.20 acres of land.

Cameron Gardens TR 31 BJT LEWIS

TSCHOEPE, THOMAS

306 E RUSK

LOT 1, BLOCK A OUR LADY OF THE LAKE ADDN.

FIRST UNITED METHODIST CHURCH BJT LEWIS AB 255

102 FANNING Box 158

FOLSOM INV. INC.

LOT 1 BLK A PEBBLEBROOK ADDN

% PROPERTY TAX ANALYSTS

TR 8 D. ATKINS A-1

P.O. 36425 DIS 75235

CANYON RIDGE APT VENTURE

LOT 1, BLK A PEBBLEBROOK #2

% PROPERTY TAX ANALYSTS

P.O. 36425 DIS 75235

CAMERON COMPANY

EMSTRIDGE CENTRE

1101 RIDGE ROAD

HOFLAND TR. 8 B.J.T. LEWIS

INDEPENDENT COMMUNITY FIN CORP

Box 129 ROCKWALL

COLORED BURIAL CLUB

TR. 39 (3.020)

B.J.T. LEWIS

ROCKWALL, TX 75087

~~Police Call Notes~~
% John Buffington
509 E. Bowen

Billy Peoples

Box 35

ROCKWALL

TED CAIN

206 ROCKBROOK

ROCKWALL

B.J.T LEWIS TR 6

INDEPENDENT EQUITIES

TR. 6-2 B.J.T. LEWIS

9533 LOSA DR

DALLAS 75218

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 9th day of April, 1987 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Don Cameron
for a change in zoning from "MF-15" Multifamily to "PD"
Planned Development

on the following described property:

12.2 acres located on Damascus Road south of SH-205

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 87-26-Z/PP

May A. 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 87-26-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 Don Cameron

Address 1101 Ridge Rd

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

Thank you,
City of Rockwall

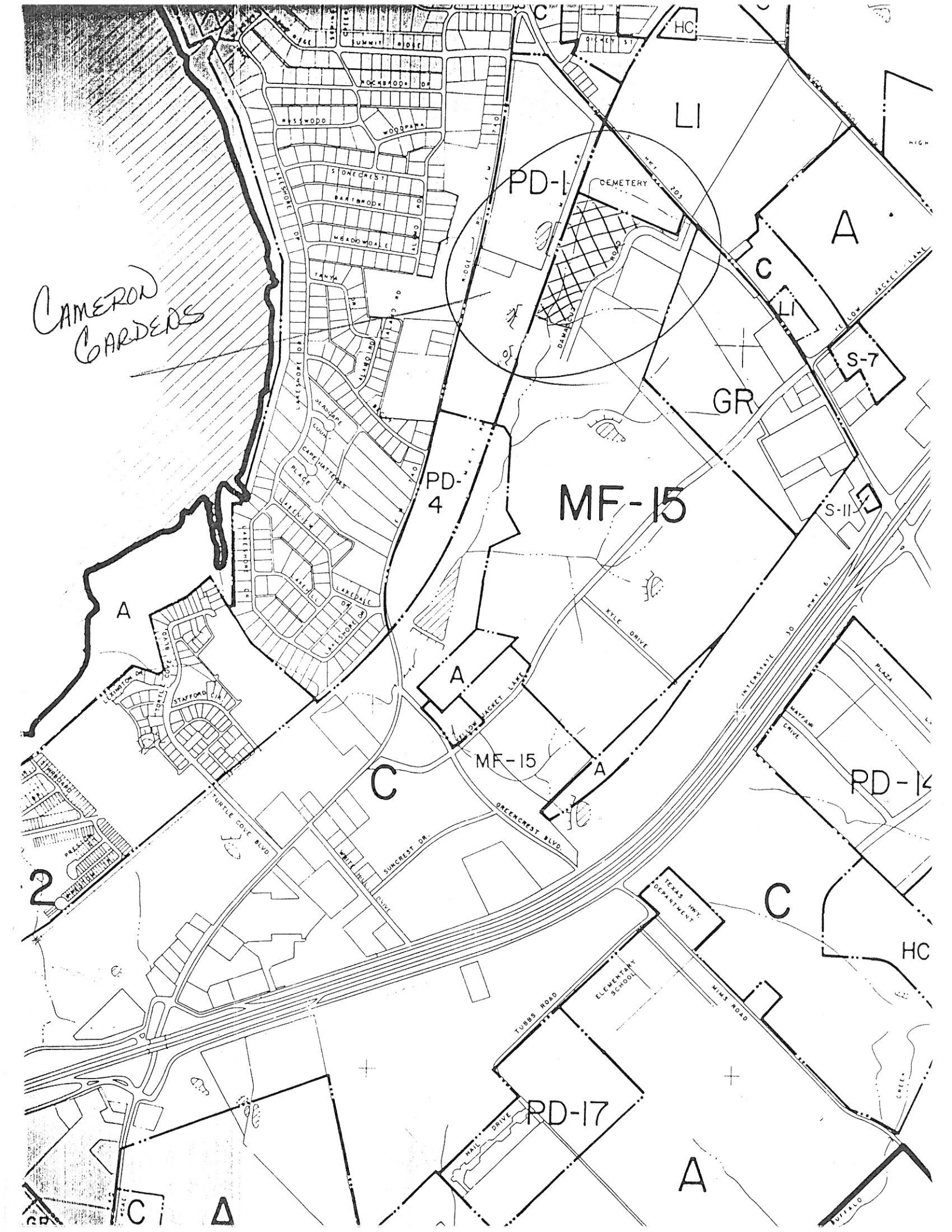
PROPOSED ZONING

M.F.-15 TO PLANNED DEVELOPMENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas and being part of that 24.15 acre tract of land conveyed to G.C. Rochell, Jr. by E.W. Titus and wife Elizabeth Titus, by deed dated March 30, 1943 and also being part of that 0.50 acre tract of land as conveyed to G.C. Rochell, Jr., by deed recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the West corner of the hereinabove mentioned 24.15 acre tract; said point also being on the Southeast right-of-way line of the M.K. & T. Railroad;
THENCE: North 18° 50' 31" East along the Southeast right-of-way line of the M.K. & T Railroad a distance of 905.38 feet to a point for a corner;
THENCE: South 62° 43' 05" East a distance of 881.70 feet to a point for a corner;
THENCE: North 21° 19' 02" East a distance of 187.90 feet to a point for a corner on the Southwest right-of-way line of State Highway No. 205;
THENCE: South 42° 22' 14" East along the Southeast right-of-way line of State Highway No. 205 a distance of 56.00 feet to a point for a corner;
THENCE: South 21° 19' 02" West a distance of 170.00 feet to a point for a corner;
THENCE: South 62° 43' 00" East a distance of 58.00 feet to a point for a corner;
THENCE: South 19° 41' 49" West a distance of 184.38 feet to a point for a corner;
THENCE: North 62° 50' 12" West a distance of 468.55 feet to a point for a corner;
THENCE: South 19° 37' 31" West a distance of 468.94 feet to a point for a corner;
THENCE: North 62° 49' 50" West a distance of 170.99 feet to a point for a corner;
THENCE: South 19° 37' 31" West a distance of 367.58 feet to a point for a corner;
THENCE: North 44° 14' 32" West a distance of 307.64 feet to the Point of Beginning and containing 12.20 acres of land.



CAMERON GARDENS

PD-1

CEMETERY

LI

A

GR

S-7

PD-4

MF-15

S-11

A

A

MF-15

A

C

PD-14

2

C

HC

TEXAS POLICE DEPARTMENT

ELEMENTARY SCHOOL

PD-17

A

GR

C

A

VITALO

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P . M. on the 9th day of April, 1987 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
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for a change in zoning from "MF-15" Multifamily to "PD"
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turning the form below. In replying, please refer to Case No. P&Z 87-26-Z/PP

Mary A. 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 87-26-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. Betterment of Rockwall
- 2.
- 3.

Signature [Signature]

Address 206 Rockbrook

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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May A. 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 87-26-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 [Signature]

Address P.O. 129
Rockwall, 75089

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 87-26-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

ORDINANCE NO. 87-31

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "MF-15" MULTIFAMILY TO "PD" PLANNED DEVELOPMENT NO. 27; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; 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, 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 zoning map of the City of Rockwall so as to approve a zoning change and grant Planned Development District Number 27 on the property described in Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District Number 27 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 hereby, provided that the granting of Planned Development District No. 27 to the above described tract of land is subject to the following special conditions:

A. Approved uses shall include a residential retirement community with accessory uses as listed on Exhibit "B" attached hereto and made a part hereof.

B. Development of Planned Development No. 27 shall generally be in conformance with the approved preliminary plan shown on Exhibit "C" and shall be regulated by the area requirements in

Exhibit "D". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "MF-15" classification as applicable to the land uses approved under this ordinance.

C. Prior to issuance of any building permit in Planned Development District No. 27 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "E" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

D. All development of property covered by Planned Development District No. 27 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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 No. 8323 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 5. That all other 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.

EXHIBIT "A"

M.F.-15 TO PLANNED DEVELOPMENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the B.J.T. Lewis Survey, Abstract No. 225, City of Rockwall, Rockwall County, Texas, and being part of that 24.15 acre tract of land conveyed to G.C. Rochell, Jr., by E.W. Titus and wife, Elizabeth Titus, by deed dated March 30, 1943, and also being part of that 0.50 acre tract of land as conveyed to G.C. Rochell, Jr., by deed recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the West corner of the hereinabove mentioned 24.15 acre tract; said point also being on the Southeast right-of-way line of the M.K. & T. Railroad;
THENCE: North $18^{\circ} 50' 31''$ East along the Southeast right-of-way line of the M.K. & T. Railroad a distance of 905.38 feet to a point for a corner;
THENCE: South $62^{\circ} 43' 05''$ East a distance of 881.70 feet to a point for a corner;
THENCE: North $21^{\circ} 19' 02''$ East a distance of 187.90 feet to a point for a corner on the Southwest right-of-way line of State Highway No. 205;
THENCE: South $42^{\circ} 22' 14''$ East a distance of 55.78 feet along Southwest line of said State Highway No. 205 to a point for a corner;
THENCE: South $21^{\circ} 19' 02''$ West a distance of 228.73 feet to a point for a corner;
THENCE: North $62^{\circ} 43' 05''$ West a distance of 273.69 feet to the point of curvature of a circular curve to the left having a central angle of $91^{\circ} 47' 02''$ and a radius of 120.00 feet;
THENCE: Along said curve an arc distance of 192.23 feet to a point for a corner;
THENCE: North $62^{\circ} 50' 12''$ West a distance of 0.64 feet to a point for a corner;
THENCE: South $19^{\circ} 37' 31''$ West a distance of 468.94 feet to a point for a corner;
THENCE: North $62^{\circ} 49' 50''$ West a distance of 170.99 feet to a point for a corner;
THENCE: South $19^{\circ} 37' 31''$ West a distance of 367.57 feet to a point for a corner;
THENCE: North $44^{\circ} 14' 32''$ West a distance of 370.64 feet to the Point of Beginning and Containing 10.8995 Acres of Land.

EXHIBIT "B" ORDINANCE NO. _____

APPROVED USE

Primary Use -

Multifamily residential retirement community not to exceed 14 units per acre

Accessory Uses -

Private restaurant (without liquor)

Private health facilities

Private meeting room

Private hair care facilities

Private laundry rooms

Private pool and hot tub

Private tennis court

Private lawn sports area

Private hiking/jogging trail

Small (160 sq. ft.) non-profit convenience store for use of residents only

Private hobby and crafts rooms

"Private" includes residents, Staff and guests.

EXHIBIT "D" ORDINANCE NO. _____

AREA REQUIREMENTS

1. Minimum site area - 10,000 square feet
2. Minimum lot area - 2,000 square feet of lot per unit
3. Maximum density per gross acre - 14 units/acre
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback*
 - a) abutting a single family, townhouse, or duplex district
 - one story structure - 25 feet
 - two story structure - 50 feet
 - three story structure - 75 feet
 - b) abutting any other district - 10 feet

*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.
8. Minimum width of side setback
 - a) abutting a single family, townhouse, or duplex district
 - one story structure - 25 feet
 - two story structure - 50 feet
 - three story structure - 75 feet
 - b) Internal Lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.
 - c) Abutting Street - 15 feet
 - d) abutting an arterial - 20 feet
9. Minimum distance between buildings on the same lot or parcel of land
 - 10 feet from main to accessory buildings
 - 20 feet for 2 main buildings with doors or windows in facing walls

15 feet for 2 main buildings without doors or windows in facing walls

10. Maximum building coverage as a percentage of lot area - 45%

Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

11. Minimum amount of permanent, landscaped open space

20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot, excluding underground garages, with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.

13. Maximum height of structures - Phase I (as shown on Exhibit "C") - 62.5 feet; Phase II (as shown on Exhibit "C") limited to 4 stories

14. Minimum requirements for construction materials

Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco

15. Minimum number of paved, striped, off-street parking spaces required for -

- a) 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit
- b) 1 bedroom dwelling units - 1.5 spaces per unit
- c) 2 bedroom dwelling units - 2 spaces per unit
- d) 3 or more bedroom dwelling units - 2.5 spaces per unit
- e) The average number of parking spaces for the total development shall not be less than 2 spaces per unit.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 1st day of June, 1987. .

APPROVED:



Mayor

Attest:

By: 

1st reading 5/18/87
2nd reading 6/1/87

PLANNING AND ZONING ACTION SHEET

Applicant Don Cameron Case No. 87-26-2/AP

Property Description Cameron Cousins Retirement Home

Case Subject Matter zone change to RD, site plan, preliminary plat

CASE ACTION

Date to P&Z April 9 Approved Disapproved Tabled

Conditions _____

Date to City Council May 4 Approved Disapproved Tabled

Conditions density 14/acre = 157 units; 4 stories in Phase II, 62.5 ft in Phase I; development plan w/ final plat

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
- 87-31 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 Commission will hold a public hearing on April 9, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider:

1. A request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials generally located off SH-205 and Yellowjacket
2. A request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive, north of SH-66 and south of Alta Vista Drive
3. A request from Frank Hughes for a Conditional Use Permit for a recreational center in a Heavy Commercial classification located on Bourn at Peters Colony
4. A request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park located on Justin Road north of SH-205 and south of High School Road for a proposed nursing home
5. A request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located off Damascus Road south of SH-205