

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-2-PP/2 Filing Fee \$133.00 Date 1-5-88

Applicant John R. and Lynelle C. Yingling Phone 1-214-278-6557

Mailing Address 1002 Woburn Unit 1, Box 1  
Garland, Texas 75043

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.)<sup>1</sup>

See Survey Attached

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

P.D. 5 District Classification to

S.F.-10 District Classification for  
for the following reasons: (attach separate sheet if necessary)

Residential Building Site

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner x 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 concerning the importance of my submitting to the City a sufficient legal description.

Signed Lynelle C. Yingling

NOTE:

<sup>1</sup>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.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date January 6, 1988

NAME OF PROPOSED SUBDIVISION Promise Land Addition

NAME OF SUBDIVIDER John R. and Lynelle C. Yingling

ADDRESS 1002 Woburn Unit 1, Box 1 Phone 1-214-278-6557
Garland, Texas 75043

OWNER OF RECORD same as above

ADDRESS PHONE

NAME OF LAND PLANNER/SURVEYOR/ENGINEER B.L.S. & Associates, Inc.

ADDRESS Rt. 1 Box 142-E. Sids Road PHONE 722-3036
Rockwall, Texas 75087

TOTAL ACREAGE 5.00 CURRENT ZONING P.D. 5

NO. OF LOTS/UNITS 1

SIGNED Lynelle C. Yingling

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.

Provided or Shown Not
On Plat Applicable

I. General Information

- X A. Vicinity map
X B. Subdivision Name
X C. Name of record owner, subdivider, land planner/engineer
X D. Date of plat preparation, scale and north point



II. Subject Property

  X   \_\_\_\_\_

  X   \_\_\_\_\_

  X   \_\_\_\_\_

  X   \_\_\_\_\_

  X   \_\_\_\_\_

  X   \_\_\_\_\_

  X   \_\_\_\_\_

\_\_\_\_\_   X  

  X   \_\_\_\_\_

\_\_\_\_\_   X  

\_\_\_\_\_   X  

- 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-ways, 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

  X   \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

  X   \_\_\_\_\_

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 \_\_\_\_\_

File No. \_\_\_\_\_

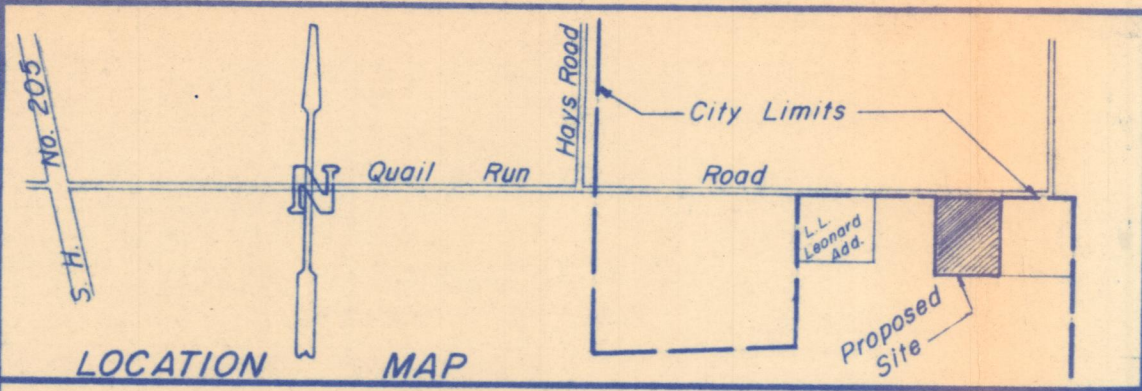
Date \_\_\_\_\_

Fee \_\_\_\_\_

Receipt No. \_\_\_\_\_







2257.06' To  $\phi$  Hays Road  
 5379.56' To East R.O.W. Line  
 State Hwy. No. 205

QUAIL RUN  $N 89^{\circ} 20' 02'' E$  ... 439.22'  $\phi$  ROAD

199.96' To  $\phi$  Quail Run Road North

40' Road Dedication

25' Bldg. Line

Lot 1 Block A

5.00 Ac.

Approximate Location Of 100 Year Flood Plain  
 According To The Firm Flood Insurance Rate Map  
 Community Panel No. 480547-0005-B  
 Dated July 16, 1980

490.21'  
 450.21'  
 N  $0^{\circ} 13' 50'' W$

461.58'  
 501.58'  
 S  $0^{\circ} 13' 50'' E$

$N 89^{\circ} 11' W$  ... 439.28'

Lawrence L. Leonard  
 Rt. 2 Box 35 B-1  
 Rockwall, Texas 75087

P.D. 5 Zoning

Leonard A. Thomas  
 4757 Frank Luke  
 Addison, Texas 75248

Roy L. Daugerty  
 Box 35-A  
 Rockwall, Texas 75087

PRELIMINARY PLAT

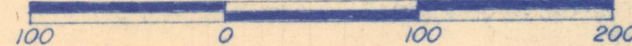
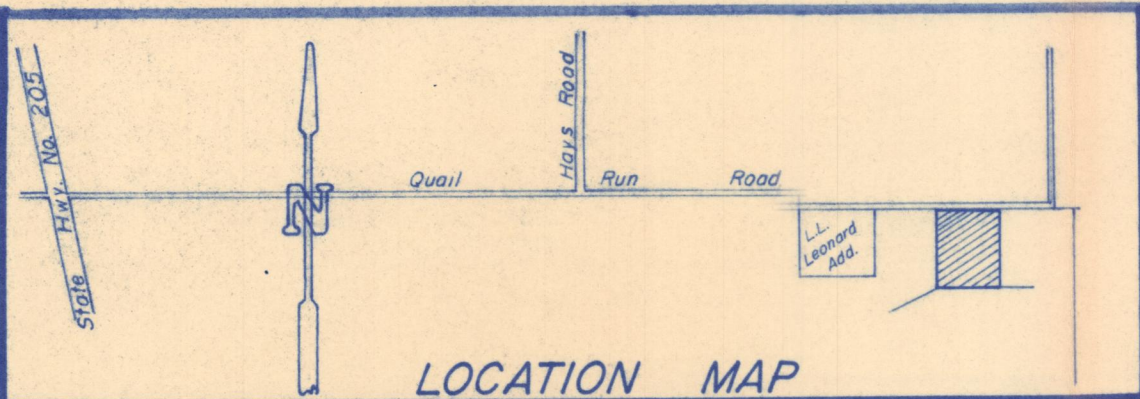
PROMISE LAND ADDITION  
 CITY OF ROCKWALL

S.S. McCURRY SURVEY ABSTRACT NO. 146  
 ROCKWALL COUNTY, TEXAS

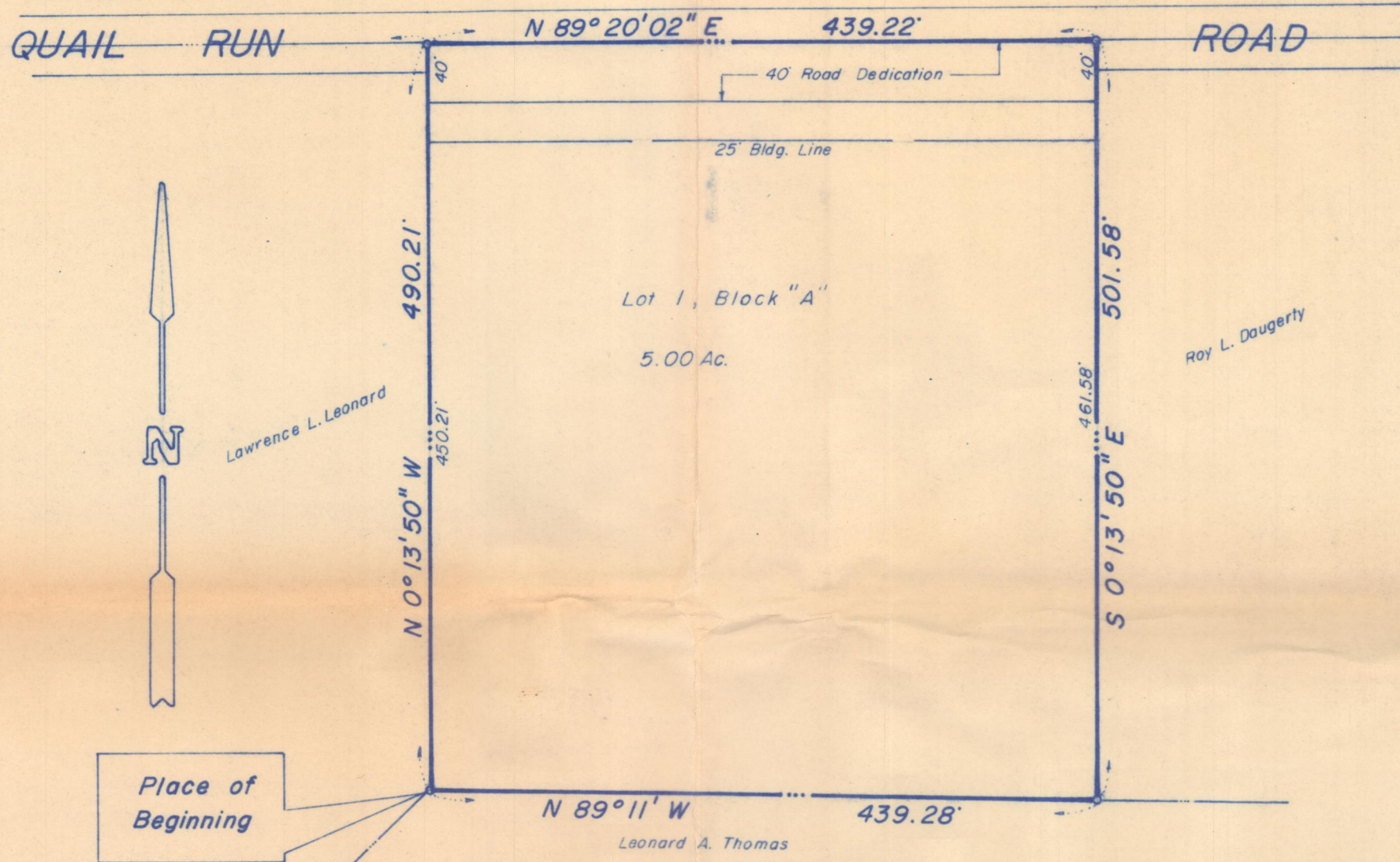
JOHN R. & LYNELLE C. YINGLING OWNERS  
 1002 WOBURN UNIT 1 BOX 1 (1-214-278-6557)  
 GARLAND, TEXAS 75043

SHEET TITLE	PROJECT NO.
PROJECT	SCALE 1" = 40'
	DATE 1-5-88
	DRAWN BY
	CHECKED BY
	DRAWING NO.
<b>B.L.S. &amp; ASSOCIATES, INC.</b> RT. 1 BOX 142 E. SIDS RD. PO. BOX 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
	OF SHTS





5379.56' To East R.O.W. Line  
State Hwy No. 205



FINAL PLAT

**PROMISE LAND ADDITION**

CITY OF ROCKWALL

**S.S. McCURRY SURVEY, ABSTRACT NO. 146**

ROCKWALL COUNTY, TEXAS

**JOHN & LYNELLE C. YINGLING (278-6557) OWNER**  
1002 WOBURN UNIT 1 BOX 1 GARLAND, TEXAS 75043

**B.L.S. & ASSOCIATES, INC. SURVEYORS**  
RT. 1 BOX 142 SIDS ROAD (771-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 100'

FEBRUARY 17, 1988

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas, John R. and Lynelle C. Yingling, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being, a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being part of a 10.00 acre tract recorded in Volume 270, Page 207, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at the southeast corner of said 10.00 acre tract, a fence corner post for corner;  
Thence, N.0°13'50"W., along a fence line, a distance of 490.21 feet to a iron stake for corner;  
Thence, N.89°20'02"E., along the center of Quail Run Road, a distance of 439.22 feet to a iron stake for corner;  
Thence, S.0°13'50"E., leaving said Road, a distance of 501.58 feet to a iron stake for corner;  
Thence, N.89°11'W., along the south line of said 10.00 acre tract, a distance of 439.28 feet to the PLACE OF BEGINNING and containing 5.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That John R. and Lynelle C. Yingling, being owners, does hereby adopt this plat designating the herein aboved described property as PROMISE LAND ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of any grades of streets in this addition A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.

By \_\_\_\_\_ John R. Yingling Owner  
By \_\_\_\_\_ Lynelle C. Yingling Owner

STATE OF TEXAS

Before Me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared John R. and Lynelle C. Yingling, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.

Notary Public for the State of Texas  
My Commission Expires \_\_\_\_\_

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.

Notary Public for the State of Texas

My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL:

APPROVED

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Chairman Planning and Zoning Commission

I hereby certify that the aboved foregoing plat of PROMISE LAND ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988

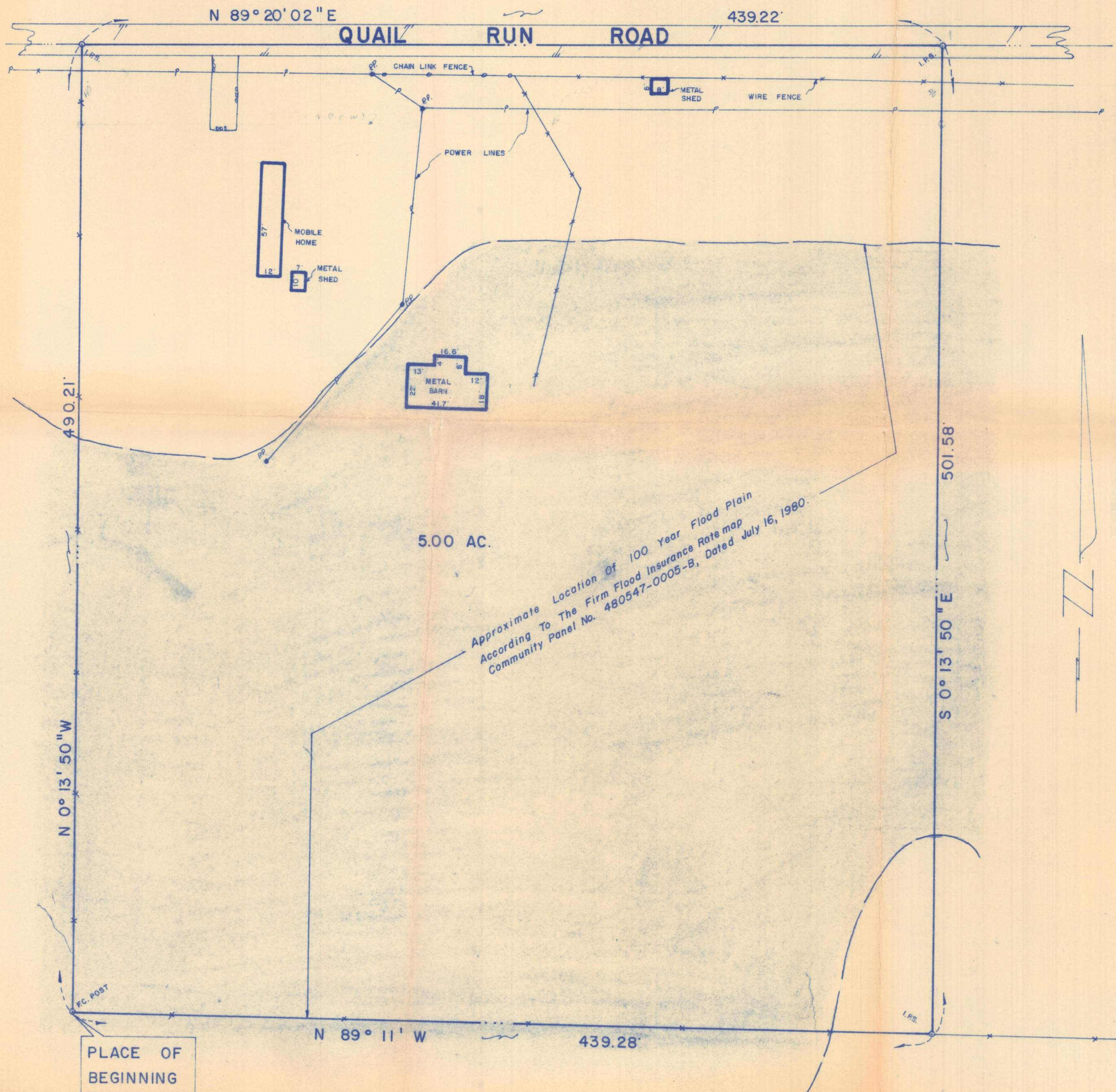
WITNESS our hand this

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 1988.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary





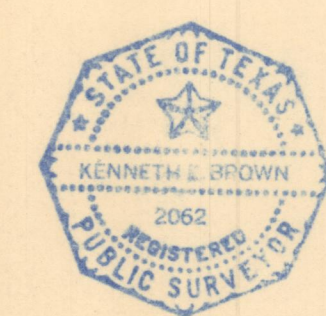
**DESCRIPTION**

BEING, a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being part of a 10.00 acre tract recorded in Volume 270, Page 207, Deed Records of Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING, at the Southwest corner of said 10.00 acre tract, a fence corner post for corner;  
 THENCE, N. 0° 13' 50" W., along a fence line, a distance of 490.21 feet to a 1/2" iron stake set for corner;  
 THENCE, N. 89° 20' 02" E., along the center of Quail Run Road, a distance of 439.22 feet to a 1/2" iron stake set for corner;  
 THENCE, S. 0° 13' 50" E., leaving said Road, a distance of 501.58 feet to a 1/2" iron stake set for corner;  
 THENCE, N. 89° 11' W., along the South line of said 10.00 acre tract, a distance of 439.28 feet to the PLACE OF BEGINNING and containing 5.00 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on October 30, 1986. Update survey September 29, 1987.

**CERTIFICATION**

I, Kenneth E. Brown, Registered Public Surveyor, do hereby certify that A) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown hereon; B) such survey was conducted under my supervision; C) all monuments shown actually exist and the location, size and type of material thereof, are shown; D) except as shown hereon, there are no encroachments onto the property or protrusions there from, there are no improvements of the property, there are no visible easements or rights-of-way on the property, and there are no visible discrepancies, conflicts, shortage in area or boundary line conflicts; E) the size, location and type of improvement, if any, are shown hereon and set back from the property lines the distances indicated; F) the property has access to and from a public roadway; G) all applicable easements, furnished to or known to me, have been labeled and shown hereon; H) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 3 survey. This plat is for the exclusive use of Lake Ray Hubbard Title Co., Danny G. Daugherty, John and Lynelle Yingling and the undersigned surveyor is not responsible to any others.

*Kenneth E. Brown*  
 Kenneth E. Brown, Registered Public Surveyor No. 2062



Flood Certification 11-6-87 K.E.B.  
 Update Survey 9-29-87 K.E.B.

SHEET TITLE	Land Title Survey	PROJECT NO.	86164
	S.S. McCurry Survey, Abst. No. 146	SCALE	1" = 40'
	Rockwall County, Texas	DATE	10-30-86
PROJECT	5.00 Ac.	DRAWN BY	D. B.
		CHECKED BY	D. D. B.
		NOTES	
		DRAWING NO.	
<b>B.L.S. &amp; ASSOCIATES, INC.</b>			
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522			
			OF ____ SHTS



PLAT REVIEW

\* X Preliminary Plat  
\* \_\_\_\_\_ Final Plat

\* Name of Proposed Subdivision Premise Land  
\* Location of Proposed Subdivision Quail Run E of SH205  
\* Name of Subdivider Lynelle Yingling  
\* Date Submitted 1/25/88 Date of Review \_\_\_\_\_  
\* Total Acreage 5.0 \* No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted <del>and checklist?</del> (attach copy)			
* 2. Were the proper number of copies submitted?	<u>✓</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1" = 40'</u>	_____	<u>X</u>	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			





13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

\_\_\_\_\_

14. Comments:

Yes

No

N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

\_\_\_\_\_

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

\_\_\_\_\_

c. Is any additional right-of-way provided for all streets and alleys?

\_\_\_\_\_

d. Is any additional right-of-way required?

\_\_\_\_\_

e. Is there adequate road access to the proposed project?

\_\_\_\_\_

f. Will escrowing of funds or construction of sub-standard roads be required?

\_\_\_\_\_

g. Do proposed streets and alleys align with adjacent right-of-way?

\_\_\_\_\_

h. Do the streets and alleys conform to City regulations and specifications?

\_\_\_\_\_

- \* i. Are the street names acceptable? \_\_\_\_\_
- j. Is a traffic analysis needed? \_\_\_\_\_
- k. Comments: \_\_\_\_\_

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? \_\_\_\_\_
- b. Are all lines sized adequately to handle development?
  - 1. Water \_\_\_\_\_
  - 2. Sewer \_\_\_\_\_
- c. Is additional line size needed to handle future development?
  - 1. Water \_\_\_\_\_
  - 2. Sewer \_\_\_\_\_
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? \_\_\_\_\_
- e. Are all necessary easements provided? \_\_\_\_\_
- f. Do all easements have adequate access? \_\_\_\_\_
- g. Are any off site easements required? \_\_\_\_\_
- h. Have all appropriate agencies reviewed and approved plans?
  - 1. Electric \_\_\_\_\_
  - 2. Gas \_\_\_\_\_
  - 3. Telephone \_\_\_\_\_
  - 4. Cable \_\_\_\_\_



i. Does the drainage conform to City regulations and specifications?

\_\_\_\_\_

j. Do the water and sewer plans conform to City regulations and specifications?

\_\_\_\_\_

k. Is there adequate fire protection existing or planned?

\_\_\_\_\_

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

\_\_\_\_\_

2. Does the final plat conform to the City's Flood Plain Regulations?

\_\_\_\_\_

3. Does the final plat conform to the preliminary plat as approved?

\_\_\_\_\_

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/  
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-2-PP/2

Location: Quail Run Road

Application Reviewed..... ✓

File Created ..... ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application..... —

Review form prepared/<sup>initial</sup>partial review completed..... —

Circulated Review through:

Staff Review:..... —

Assistant City Manager..... —

Scheduled for P&Z meeting..... 2/11/88

Notice Sent:

Newspaper..... <sup>(1/26/88)</sup> 1/29 ✓

Surrounding property owners..... <sup>(1/29)</sup> ✓

Sign placed on property..... <sup>(1/29)</sup> —

Tallied responses to notices ..... —

Prepared notes and supporting information for P&Z..... —

Notified applicant of results and of Council date..... —



after P+2 consideration.

~~If approved:~~

Scheduled for City Council.....\_\_\_\_\_

Notice sent to newspaper.....\_\_\_\_\_

Notice sent to property owners.....\_\_\_\_\_

Prepared notes and supporting information for City Council.....\_\_\_\_\_

If approved:

Notified applicant of results.....\_\_\_\_\_

Prepared ordinance.....\_\_\_\_\_

1st reading of ordinance.....\_\_\_\_\_

2nd reading of ordinance.....\_\_\_\_\_

Caption to newspaper.....\_\_\_\_\_

Update office map.....\_\_\_\_\_

Notified Inspection Dept. of change.....\_\_\_\_\_

Included map in update file.....\_\_\_\_\_

Included in CUP list (if applicable).....\_\_\_\_\_

↳ Permit activated within 6 months.....\_\_\_\_\_

↳ If not activated, applicant notified permit is void.....\_\_\_\_\_

Included in PD file (if applicable).....\_\_\_\_\_

RESIDENTIAL ZONING  
REVIEW CHECKLIST

\* Current Zoning PD-5 Land Use Plan  
 \* Proposed Zoning SF-10 Indicates \_\_\_\_\_  
 \* Location Quail Run east of SH-205, eastern  
portion of PD-5 just west of city limits

There are only two reasons why zoning should be changed. Either the original zoning was applied in error or conditions have changed to warrant a change in land use in the area. Any changes must be in accordance with the Comprehensive Plan.

<u>I. Planning and Engineering</u>	<u>Yes</u>	<u>No</u>
A. Are the public facilities and services inadequate to support the proposed development? (i.e., sewer, water, electricity, fire protection, schools, parks, paved access, streets, sidewalks.)	_____	_____
<u>Comment:</u>		
B. If public facilities and services are not adequate, is the site outside active growth <sup>are</sup> and not adjacent to existing facilities and services?	_____	_____
C. Are there any pollution or environmental hazards or other objectionable hazards affecting the proposed use (development)?	_____	_____
<u>Comment:</u>		
D. Is the site located in a flood plain?	_____	_____

- E. Is the proposed zoning (development) in conflict with the Master Plan? \_\_\_\_\_
- F. Has there been a lack of significant change since the Master Plan update was adopted that would favor approval of the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.) \_\_\_\_\_
- G. Could the request be considered premature? (Are other things required to happen before the proposed use becomes viable?) \_\_\_\_\_
- H. Would a Concept Plan of the area be appropriate? \_\_\_\_\_

II. Existing Zoning Pattern (Neighborhood)

- A. What is existing zoning adjacent to site?  
\_\_\_\_\_  
\_\_\_\_\_
- B. What is the predominant zoning in the area:  
\_\_\_\_\_  
\_\_\_\_\_
- C. Is the area developed the same as it is zoned? \_\_\_\_\_
- D. Is the requested zoning compatible with the existing zoning pattern? \_\_\_\_\_
- E. Will the requested change alter a logical transition between zoning types? \_\_\_\_\_
- F. Will the proposed use change the stability of the zoning pattern? \_\_\_\_\_
- G. Could this property be effectively utilized without the zoning being changed? \_\_\_\_\_

H. Is there another, less intense zoning classification that permits the proposed use? \_\_\_\_\_

I. Are there any "peculiarities" of the proposed new use that are likely to affect neighboring properties? i.e., unusual or long hours, heavy "come and go" traffic, lights, trash? \_\_\_\_\_

If "Yes", what are they? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



III. PD - Preliminary Plan

Yes

No

A. Do the proposed area requirements vary from the standard?  
(If so, attach a comparison)

\_\_\_\_\_

\_\_\_\_\_

B. If so, are there compensating factors for the variances?

Comment:

C. Are the proposed land uses mixed?

\_\_\_\_\_

\_\_\_\_\_

D. If so, are they compatible or are adequate buffers provided?

\_\_\_\_\_

\_\_\_\_\_

Comment:

E. Are the proposed land uses compatible with the Land Use Plan?

\_\_\_\_\_

\_\_\_\_\_

F. Are major streets provided in the preliminary plan?

\_\_\_\_\_

\_\_\_\_\_

G. Do they comply with the Thoroughfare Plan?

\_\_\_\_\_

\_\_\_\_\_

H. Is all required information provided for a preliminary plan?

\_\_\_\_\_

\_\_\_\_\_

I. Are there any special protective buffering, ~~over~~ screening provisions that should be included?

\_\_\_\_\_

\_\_\_\_\_

Comment:

J. Are there any significant proposed public or private open spaces, parks, amenities, etc.?

\_\_\_\_\_

Comment:

IV. Conditional Use Permit

Yes

No

- A. Are there any special conditions required to be met in order to be eligible to apply for a CUP? \_\_\_\_\_
- B. If so, have those conditions been met? \_\_\_\_\_
- C. Does the proposal meet all other requirements of the Zoning Ordinance, i.e., setbacks, materials, coverage, height, parking, etc.? \_\_\_\_\_

Comments:

- D. Has a site plan been provided? \_\_\_\_\_
- E. If not, should one be submitted? \_\_\_\_\_
- F. Are building elevations necessary? \_\_\_\_\_
- G. Are there any conditions that should be considered with this request? \_\_\_\_\_
- H. Will the request have any potential adverse affects on surrounding property? \_\_\_\_\_
- I. Will the request create an increased demand on existing facilities? \_\_\_\_\_
- J. Are existing facilities adequate to handle the request? \_\_\_\_\_

K. Comments:

MANDATORY PARKLAND DEDICATION  
NEIGHBORHOOD PARKLAND  
CALCULATION SHEET

P&Z Case NO. 88-2-PP/2

Submitted by John Lynette Vingberg

Description Promise Land Addition

NP District NP 7

Calculation Information

I. Total number of residential units which NP 7 is projected to have when fully developed.

.Total projected population NP 7 (Park Plan): 2,480

.Mean Household Size (NCTCOG): 2.82

Calculation

$$2,480 \div 2.82 = 879.43$$

II. Pro rata share of required dedication for Promise Land

.Total number of residential units which NP 7 is projected to have when fully developed: 879.43

.Total number of units proposed for Promise Land = 1

Calculation

1 units is .113 % of 879.43

.113 % of 3.3 acres (total Neighborhood Park requirement of NP 7 from Park Plan) = .0037 acres

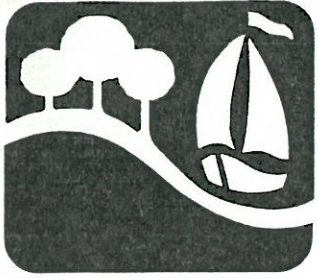
Staff  
Park Board Recommendation

- That the ordinance requirement for appraisal be waived.
- That \$42,615.22 per acre as used in Northshore Phase III and Park Place No. 1 be used for the purpose of calculation

Such that:

Developer pro rata share:	<u>.0037 acres</u>
Contribution:	<u>Cost (by Ordinance)</u>
Per Acre Amount:	<u>\$42,615.22</u>
Contribution:	<u>\$157.68</u>





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

January 28, 1988

Ms. Lynelle Yingling  
1002 Woburn Unit 1, Box 1  
Garland, Texas 75043

Dear Ms. Yingling:

Your application for a preliminary plat and a change in zoning from "PD-5" to "SF-10" single family is scheduled to be considered by the Planning and Zoning Commission at a public hearing on February 11, 1988, at 7:30 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Aide

CC: BLS & Associates  
MN/mmp

# MASTERPLAN

Mr. Bill Eisen  
City Administrator  
City of Rockwall  
Rockwall, Texas 75087-3793

February 5, 1988

Dear Mr. Eisen:

## THOROUGHFARE PLAN REVISION - NORTH/SOUTH COLLECTOR

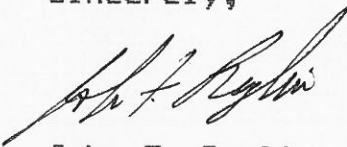
This letter is in response to your request that I study the viability of the subject future street in light of recent area land planning. The location of this proposed facility is along the east side of the Thomas tract, between FM 1152 (Quail Run Rd) on the north and FM 1141 on the south.

This collector was placed on the thoroughfare plan because it was thought that it could fairly easily be developed and could extend from IH-30 northward to FM 556. Several links are already in place, and relatively few links would need to be constructed. Therefore, this facility could conceivably act as both a bypass route and a means of opening the east side of Rockwall for development.

Planned Development District 5, across which the proposed link would pass along the east side, shows this area to be composed of single family development. It is expected that the so-called SH 205 Bypass will provide all of the thoroughfare access required on this parcel, and thus the north/south collector is not needed by the Thomas development. Furthermore, this collector would have to cross a significant floodplain as it approached FM 1152. This would be very expensive and would not likely serve enough people to justify its existence.

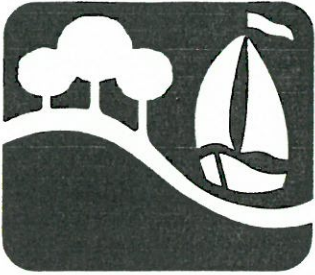
Because of these factors, I recommend that the link of this north/south collector between FM 1152 and FM 1141 be deleted from the thoroughfare plan.

Sincerely,



John F. Reglin, P.E.

JFR/j



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

15 February, 1988

Mrs. Lynelle Yingling  
1002 Woburn, Unit 1, Box 1  
Garland, Texas 75043

Dear Mrs. Yingling:

On February 11, 1988, the Planning and Zoning Commission held a public hearing and recommended approval of a preliminary plat and a change in zoning from "PD-5" Planned Development to "SF-10" Single Family on a 5 acre tract located on Quail Run Road.

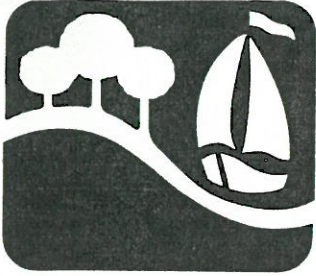
The City Council will hold a public hearing on March 7, 1988, at 7:00 P.M. in City Hall, 205 West Rusk and consider approval of your request. Please call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

2 March, 1988

Mrs. Lynelle Yingling  
1002 Woburn  
Unit 1, Box 1  
Garland, Texas 75043

Dear Mrs. Yingling:

The meeting of the Rockwall City Council regularly scheduled for March 7th has been postponed due to lack of a quorum. Because your application pertains to zoning, the earliest date Council may consider your application is Monday, March 21, 1988, and it is scheduled for placement on that Council Agenda.

The meeting will begin at 7:00 P.M. in City Hall, 205 West Rusk. As an applicant, it is important that you are represented at this meeting. Please feel free to call me if you have any questions.

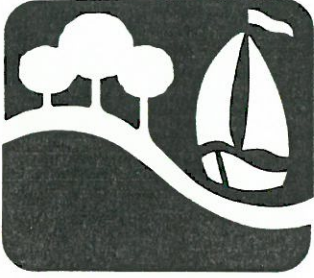
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Bob Brown, B.L.S.  
MN/mmp





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

March 25, 1988

Mr. John Yingling  
Mrs. Lynelle Yingling  
1002 Woburn, Unit 1, Box 1  
Garland, Texas 75043

Dear Mr. and Mrs. Yingling:

On March 21, 1988, the Rockwall City Council held a public hearing and approved a change in zoning from "PD-5" Planned Development to "SF-10" Single Family on a 5 acre tract of land located on Quail Run Road and approved a preliminary plat for the Promise Land Addition. The City Council will consider approval of the final plat for the Promise Land Addition on April 4, 1988, at 7:00 P.M. in City Hall, 205 West Rusk.

Please contact me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: B.L.S. & Associates



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION

AGENDA NOTES

AGENDA DATE February 11, 1988

AGENDA NO. III. B.

AGENDA ITEM P&Z 88-2-PP/Z - Hold Public Hearing and Consider Approval of a Request from Lynelle Yingling for a Change in Zoning from "PD-5" to "SF-10" Single Family on a Five Acre Tract Located on Quail Run Road, and Approval of a Preliminary Plat

ITEM GENERATED BY Applicants John and Lynelle Yingling

ACTION NEEDED Hold public hearing, recommend approval or denial of rezoning and preliminary plat.

BACKGROUND INFORMATION

Several months ago the Planning and Zoning Commission and Council approved a waiver for escrow fees for this tract of land for both the widening of Quail Run and for a possible collector shown on the Thoroughfare Plan. At that time we indicated that a determination would need to be made on the need for this collector.

The Yinglings have now submitted their preliminary plat and have also requested a change in zoning from "PD" to "SF-10". The current zoning is PD but there are no uses assigned to it. They must therefore either open the PD to have a land use approved or rezone the property. They only want to use it for single family for one house and they are not a part of the PD-5 although they are zoned that way. They are therefore requesting rezoning to "SF-10".

The preliminary plat meets all of our requirements for "SF-10". They will use a septic system and they will tie onto an existing tap for water served by Mt. Zion Water Corporation. They are showing a dedication of 40 feet for Quail Run. We have had our Traffic Planner review the proposed collector and he feels that the need for the road is no longer there due to the replanning that has occurred in the balance of PD-5. A copy of his recommendation is attached. Their escrow requirement for park improvements will be \$157.68.

ZONING NOTICES: 4 sent, none returned

ATTACHMENTS

1. copy of plat
2. location map
3. copy of recommendation on collector



**CITY OF ROCKWALL  
Council Agenda**

**AGENDA DATE:** March 21, 1988

**AGENDA NO.** V. D.

**AGENDA ITEM:** P&Z 88-2-Z/PP - Hold Public Hearing and Consider Approval of an Ordinance Authorizing a Change in Zoning from "PD-5" to "SF-10" Single Family on a Five Acre Tract Located on Quail Run Road and a Preliminary Plat (1st reading)

**ITEM GENERATED BY:** Applicants John and Lynelle Yingling

**ACTION NEEDED:** Hold public hearing, approve or deny rezoning and preliminary Plat.

**BACKGROUND INFORMATION:**

Several months ago the Planning and Zoning Commission and Council approved a waiver for escrow fees for this tract of land for both the widening of Quail Run and for a possible collector shown on the Thoroughfare Plan. At that time we indicated that a determination would need to be made on the need for this collector.

The Yinglings have now submitted their preliminary plat and have also requested a change in zoning from "PD" to "SF-10". The current zoning is PD, but there are no uses assigned to it. They must therefore either open the PD to have a land use approved or rezone the property. They only want to use it for Single Family for one house and they are not a part of the PD-5 although they are zoned that way. They are therefore requesting rezoning to "SF-10".

The preliminary plat meets all of our requirements for "SF-10". They will use a septic system and they will tie onto an existing tap for water served by Mt. Zion Water Corporation. They are showing a dedication of 40 feet for Quail Run. We have had our Traffic Planner review the proposed collector and he feels that the need for the road is no longer there due to the replanning that has occurred in the balance of PD-5. A copy of his recommendation is attached. Their escrow requirement for park improvements will be \$157.68.

The Planning and Zoning has recommended approval of both the rezoning and preliminary plat.

**ZONING NOTICES:** 4 sent, none returned.

**ATTACHMENTS:**

1. copy of plat
2. location map
3. copy of recommendation on collector
4. Copy of ORDINANCE

**AGENDA ITEM:** Yingling/Quail Run

**ITEM NO:**

V.D.

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 11th day of February, 1988.

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request of Lynelle Yingling  
for a a change in zoning from PD-5 to "SF-10" single family

on the following described property:

a five acre tract of land located on Quail Run Road east of  
SH-205 further described on the attachment.

As an interested property owner, it is important that you attend this  
hearing or notify the Commission of your feeling in regard to the matter  
by returning the form below. The decision of the Planning and Zoning  
Commission will be a recommendation for approval or denial which will be  
forwarded to the City Council for a final decision. In replying please  
refer to Case No. P&Z 88-2-PP/Z

Mary Nichols  
City of Rockwall, Texas

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

Case No. P&Z 88-2-PP/Z

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

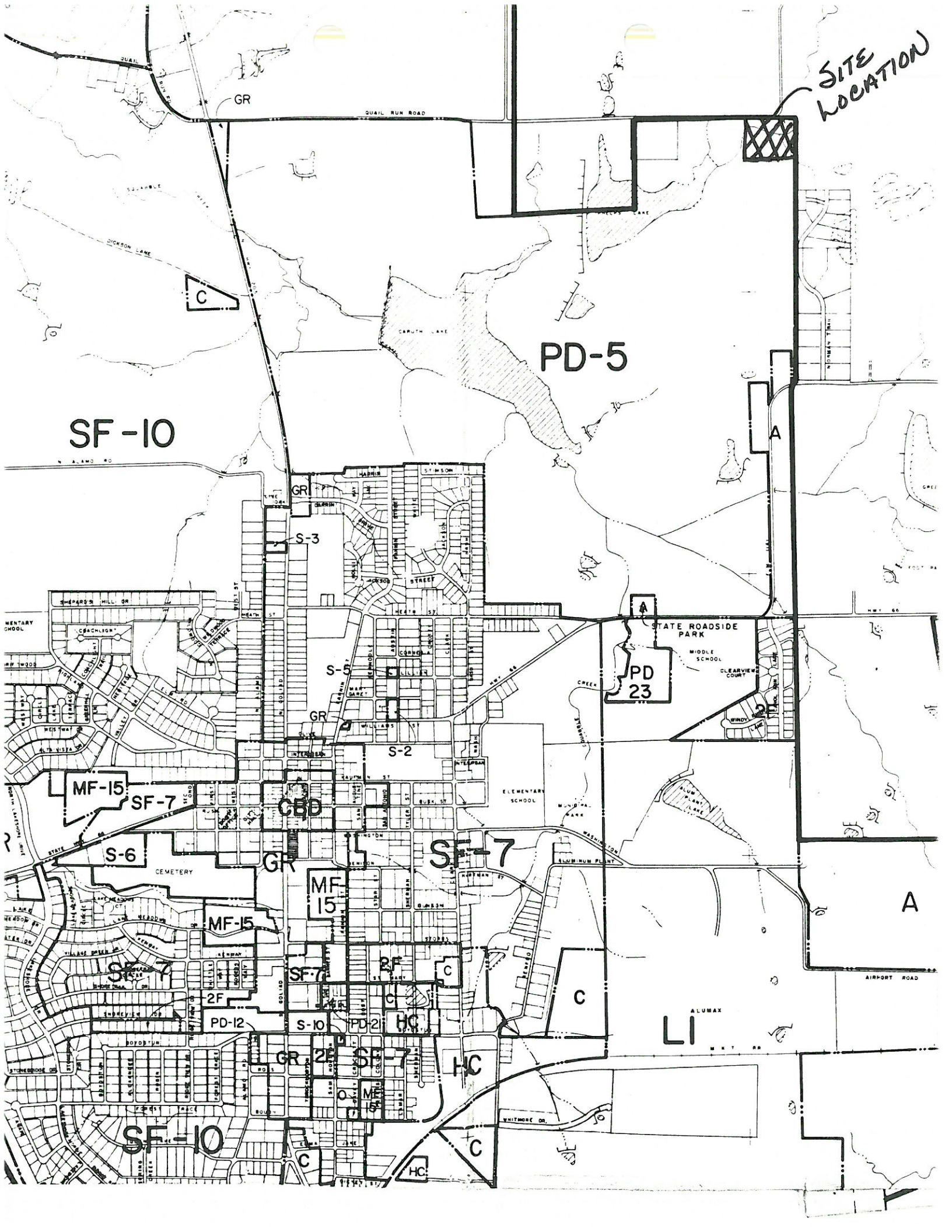
- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



SITE LOCATION



Lynelle Yingling  
5.0 acres on Quail Run Road

Roy & Daugherty  
Box 35-A  
Rockwall, Tx 75087

Lawrence L Leonard  
Rt 2 Box 35-B  
Rockwall

Leonard A Thomas  
4757 Frank Luke  
Addison, Tx 75248

AB 13 TR1



BEFORE THE ROCKWALL CITY COUNCIL  
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00  
o'clock P.M. on the 21st day of March, 1988  
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at  
the request of Lynelle Yingling  
for a a change in zoning from PD-5 to "SF-10" Single Family

on the following described property:

a five acre tract of land located on Quail Run Road east of  
SH-205 further described on the attachment.

As an interested property owner, it is important that you attend this  
hearing or notify the Council of your feeling in regard to the matter by  
returning the form below.

In replying please refer to Case No. P&Z 88-2-PP/Z

Mary Nichols  
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to  
the City Council, 205 West Rusk Street, Rockwall, Texas 75087

Case No. P&Z 88-2-PP/Z

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



PLANNING AND ZONING ACTION SHEET

Applicant Lynelle Yingling Case No. 88-2-PP-2  
Property Description 5 acres Quail Run Road  
Case Subject Matter prel. plat, zone change PD-5  
to SF-10

CASE ACTION

Date to P&Z 2/11/88 ✓ \_\_\_\_\_ \_\_\_\_\_  
Conditions \_\_\_\_\_

Date to City Council 3/21 ✓ \_\_\_\_\_ \_\_\_\_\_  
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 Commission will hold a public hearing on February 11, 1988, at 7:30 p.m. in City Hall, 205 W. Rusk, to consider the following:

- 1.) a request from Wayne Backus for a Conditional Use Permit for a full service gasoline station with auto servicing and repair within the Scenic Overlay District to be located on Ridge Road at Yellowjacket Lane.
- 2.) a request from Lynelle Yingling for a change in zoning from "PD-5" Planned Development to "SF-10" single family on a 5 acre lot located on Quail Run Road east of SH-205.
- 3.) a request from Terry Guerin for a Conditional Use Permit for commercial amusement for a proposed indoor golf center to be located within Rockwall Industrial Park on Industrial Blvd. off I-30.
- 4.) a request from Billie Ladd for a change in zoning from "C" Commercial to "PD", Planned Development allowing commercial uses including a conditional use for a Bowling Center that would include retail, restaurant/private club, child care, and arcade uses to be located in Rockwall Business Park East at SH-205 and Rockwall Parkway.