

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

ACTION RECORD

Case No: P+Z 88-36-2

Location: review pre plan PD-3

Application Reviewed..... ✓

File Created ✓

Filing Fee Paid/Receipt in File..... N/A

Issued Receipt for Application..... —

Review form prepared/^{initial}partial review completed..... ✓

Circulated Review through:

Staff Review:..... _____

Assistant City Manager..... _____

Scheduled for P&Z meeting..... _____

Notice Sent:

Newspaper..... 12/23

Surrounding property owners..... 12/30

Sign placed on property..... _____

Tallied responses to notices _____

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

Notified applicant of results ^{and of} Council date..... _____

after P2 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)..... _____

PD 3 - THE SHORES

AREA REQUIREMENTS - CLUB VILLAS - 2-

1. Minimum lot area -5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1000 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 0 feet on one side, 10 feet on other side.
 - b) Sideyard set back -abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Miminum distance between separate buildings om the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - CLUB VILLAS - 2-

1. Minimum lot area -5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1000 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 0 feet on one side, 10 feet on other side.
 - b) Sideyard set back -abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Miminum distance between separate buildings om the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

Revised

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 1

1. Minimum lot area - 9000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2200 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 2

1. Minimum lot area - 8400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2000 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 6 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 3

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1800 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 4

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1500 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - CUB HOUSE TRACT

1. Minimum lot area - 12,500 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit
 - a) Lot 17, Block A, - 2200 square feet
 - b) Lots 18, 19, 20, & 21, Block A, - 2000 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 30 feet
7. Minimum depth of rear set back - 25 feet
8. Minimum width of side set back - 10 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - CLUB VILLAS

1. Minimum lot area - 5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1250 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 0 feet on one side, 10 feet on other side.
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD-3 THE SHORES
SUMMARY OF CHANGES

OLD PLAN

NEW PLAN

<u>AC.</u>	<u>LAND USE</u>	<u>LOT/ HOUSE SIZE</u>	<u>AREA REQUIREMENTS</u>	<u>AC.</u>	<u>LAND USE</u>	<u>LOT/ HOUSE SIZE</u>	<u>AREA REQUIREMENTS</u>
50.6	Yang SF	(9,000) (1,100)	SF-7	82.8	Yang SF	(7,200) (1,800)	Ex. A. SF Ex. A. SF
<u>130.5</u> 181.1	SF	(7,200-12,000) (1,100-1,500)	SF-10, 7	<u>246.8</u> 329.6	SF	(7,200-9,000) (1,500-2,200)	Ex. A SF Ex. A SF
32.2	Yang Cl	(4,000) (1,000)	Th	-	-	-	-
<u>42.6</u> 74.8	Cluster	(4,000-5,000) (1,000)	Th, ZLL	23.7	Club/ZLL	(5,000) (1,000-2,000)	Ex. A/ZZL
73.9	MF	18 U/A	MF-15 (ex den.)	17.2	MF	18 U/A	MF-15
9.7	Rec.	-	-	9.6	Park/Open	-	-
11.5	Retail	-	GR	18.2	Retail	-	GR
13.6	School	-	-	-	-	-	-
<u>364.6</u>	Total			<u>398.3</u>	Total		
78.9	Golf Co.	Existing		75.2	Golf Co.	Existing	
143.3	Phase 1	Existing		143.3	Phase 1	Existing	
<u>586.8</u>	Total			<u>616.8</u>	Total (30 acres was added to the original PD)		

The Shores Revised Master Plan

Dean Survey

- Tr 2
Tr 2-1
1. City of Dallas
- Tr. 9
2. Charles Yang
5327 North Central Expressway #200
Dallas, TX 75205
- Tr 16
3. Shores 205 Joint Venture
1675 Plummer
Rockwall

Deweese Survey

- Tr. 5
4. Larry Crossford
3051 N. Golind
Rockwall

S. King Survey

- Tr. 3
Tr. 4
5. Caruth Corp
% W.W. Caruth, Jr
P.O. Box 31179
Dallas, TX 75231
- Tr. 6
6. Cordia Storck
710 Brookfield
Garland TX 75040
- Tr 10
7. "
- Tr. 9
8. John B. Reddie
106 Joe White
Rockwall 75087

Tr. 7

9. Harold Middleton
3025 N. Coliad
Rockwall TX 75087

DeWoody add

10. George DeWoody
3011 N. Coliad
Rockwall

Tr. 1.

11. Branville Davis
3009 N. Coliad
Rockwall

Tr. 5-2

12. Lesty W. + Mary F Dean
216 W. Quail Run
Rockwall

Rudolph add.

13. ~~A. Dean~~ Lesty Same as 12

Wilson add.

14. Larry Alan Woodall
Rt 2 Box 59 N Quail Run
Rockwall

Reeves add.

15. G. Ross Faulkner
59-R Quail Run
Rockwall

~~Tr. 5-1~~
Bary add

16. Gregg Bary
4008 Barro Bridge
Dallas 75008

Tr. 5-3 17. Same as 14

Six 0
add. 18. Alvin H. Dexmar
204 W. Quail Run Rd.
Rockwall

Tr. 5 19. Wm. T. Collins
2001 N. Coliad
Rockwall

Tr. 8-
Tr. 8-1 20. Shirley Appleby
4322 Marie
Corpus Christie TX 78411

Tr 8
Tr. 8-1 21. Stephen Chamblee, Trustee
P.O. Box 50667
Dallas TX 75250

Dean Servey

Tr. 4
Tr. 4-1 22. Same as 20

Tr-4
Tr-4-1 23. Same as 21

Tr. 11 24. Parker Cemetery
c/o Bill Collins
2001 N. Coliad
Rockwall

H. Butler Survey

Tr. 4 25. Edward H. Cary, III
3911 Gilliam
Dallas TX 75205-3116

Tr. 2 26. First Texas Savings
% Gibraltar Savings
543 Lupin St.
Bellair TX 77401

Tr. 7 27. Same as 24

Hanna Survey

Tr. 4 28. Frank Miller
711 S. Goliad
Rockwall

Tr. 5 29. Same as 26

Tr. 6 30. Same as 26

Tr. 7 31. Same as 26

Tr. 2 32. Wilson-Bradley Inv. Corp.
P.O. Box 2207
Rancho Santa Fe, Calif. 92067

H. Butler Survey

Tr. 5 33. Same as 2

Tr. 6

Dean Survey

Tr. 1 34. David Parent
3000 E. Parker Rd
Plano, TX 75074

Tr. 1-1 35. David Hodgson
1085 Dalton Rd
Rockwall

Deweese Survey

Winkler Add 36. Edward Winkler
3053 N. Bolivar
Rockwall

Chapman Add 37. Nelson Chapman
3055 N. Bolivar
Rockwall

Tr. 3. 38. Randy Sparks
103 N. First
Rockwall

Chenault Add 39. Harold Chenault
12900 Preston Rd. Ste. 1212
Dallas TX 75230

~~Sm~~

Smith Add 40. George Edward Kelley
1470 Meandering Way
Rockwall

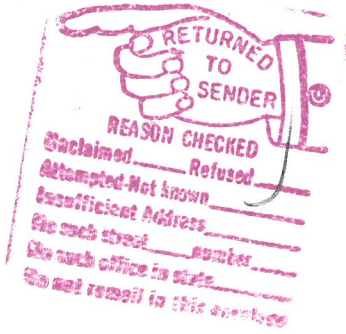
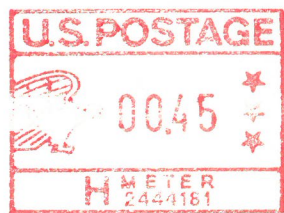


CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



BEAUDREault RAYMOND J ETUX
1740 PLUMMER
ROCKWALL, TX 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



FELDER WILLIAM D III
1820 HIDDEN HILLS
ROCKWALL, TX 75087

Moved, left no address
 No such number
 Moved, not forwardable
 Addressee unknown

Handwritten: MWA
M to PH
12-31-88

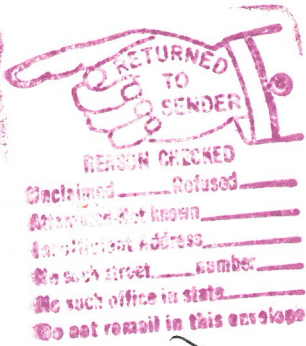


CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



Shores 205 Joint Venture
1675 Plummer
Rockwall, Tx. 75087

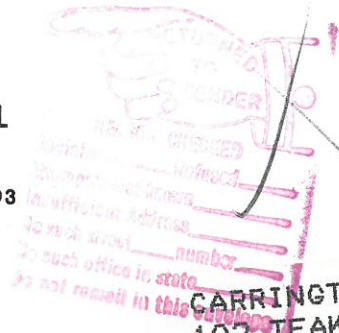
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 No such number
 Moved, not forwardable
 Addressee unknown

Handwritten: Vantage Bldg
M to G
PH
12-31-88

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

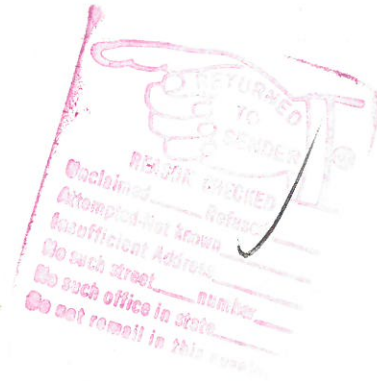
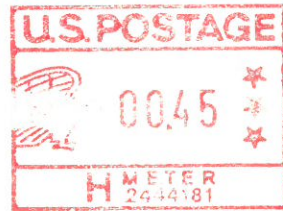


CARRINGTON FREDERICK M & EMMA
102 TEAKWOOD DR
ROCKWALL, TX 75087

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



HANSTAD TERRY ET UX
1615 PLUMMER DR
ROCKWALL, TX 75087

Shores Homeowners Association
Zoning Committee Report
December 26, 1988

Following is a brief summary of the recommended zoning changes agreed upon between the zoning committee and the developers. All references to sq. ft. refer to minimum dwelling size. The minimum in Shores Phase One (where we live) is 2200 sq. ft. We have agreed that all areas immediately abutting or across the street from the existing development will be changed to minimum 2200 sq. ft. See the attached map for further reference.

North of Ridge Road West, Shores Circle, Plummer

Current: Zoned two rows of 1800 sq. ft. residences; remainder 1500 sq. ft.

Proposed: One row of 2200 sq. ft., one row of 2000 sq. ft. minimum, and the remainder of the 70 acre tract a minimum of 1800 sq. ft. The currently unzoned area to the far north would be 1500 sq. ft. minimum.

East Entrance Area (Ridge Road West), South Side

Current: The 24 acres adjoining HW 205 are zoned for multi-family and 13 acres for patio homes.

Proposed: The multi-family development will be limited to 17.2 acres adjacent to HW 205 with a separate entrance to the highway. A 5.2 acre retail area at the southeast corner of HW205 and Ridge Road is planned with a green belt separating these areas. The remaining area is single family with 2200 sq. ft. abutting the current development, followed by a row of 2000 sq. ft., and the remainder 1800 sq. ft. All houses facing Ridge Road West will be 2000 sq. ft.

East Entrance Area (Ridge Road West)-North Side

Current: Zoned for 1500 sq. ft. single family dwellings.

Proposed: New construction will be 2200 sq. ft. abutting existing homes and 2000 sq. ft. facing Ridge Road West. The remainder will be 1800 sq. ft. with the front 3.5 acres being green belt or a park area.

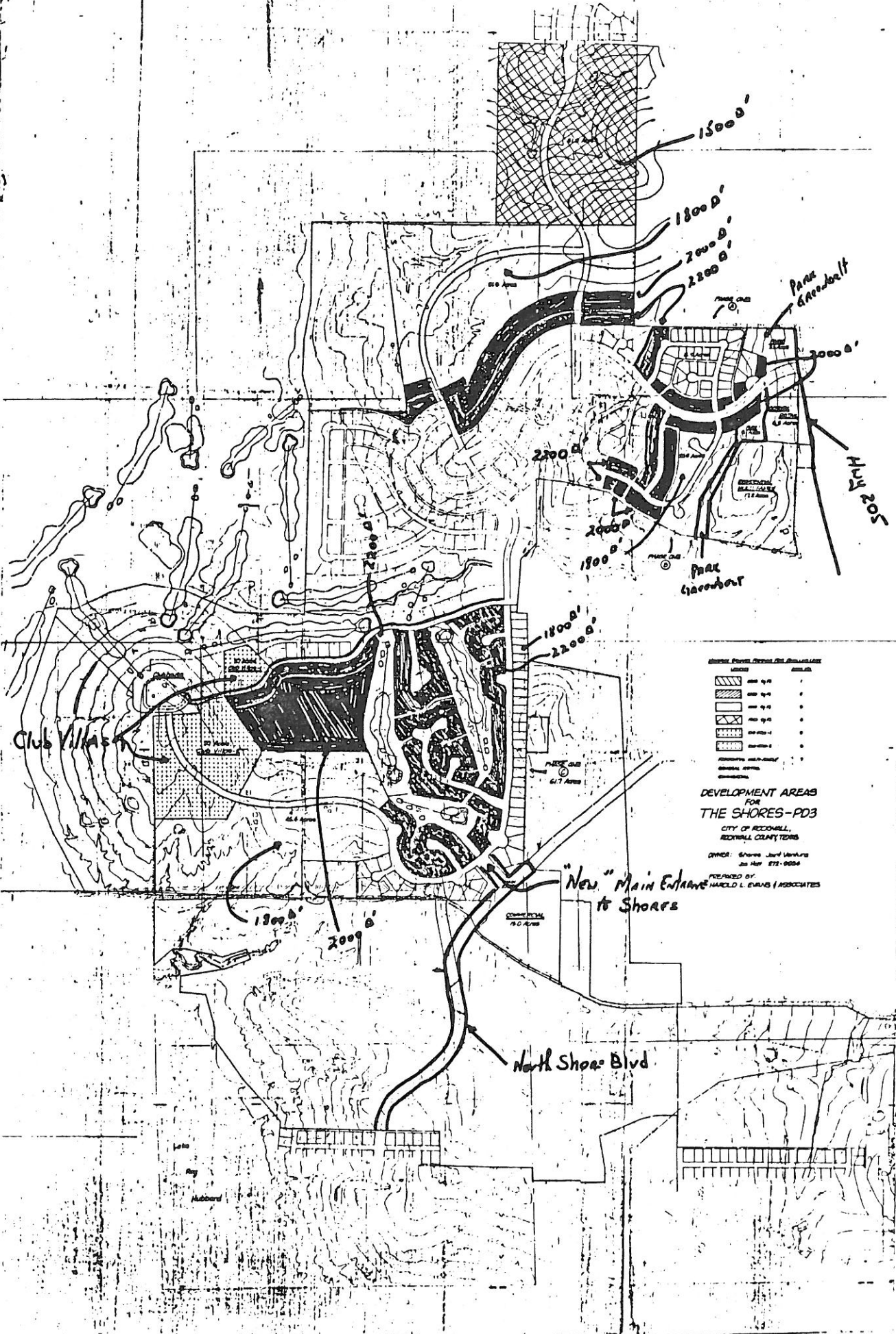
South of Champions Drive

Current: A mixture of single family, multi-family and patio homes, with single family sized from 900 to 1500 sq. ft. minimum.

Proposed: All single family. Lots facing Champions become 2200 sq. ft. The golf holes south of Champions will be split and a new par three hole added with all homes around these holes 2200 sq. ft. West of this, there is 16.7 acres of 2000 sq. ft. homes and the remainder planned for 1800 sq. ft. housing. The remaining 20 acres is zoned for "golf villas".

North of Champions Drive

New: The 3.7 acre area between the tennis courts and existing homes is proposed to be zoned for "golf villas".



LEGEND

Symbol	Description
[Diagonal lines /]	Area 1
[Diagonal lines \]	Area 2
[Horizontal lines]	Area 3
[Vertical lines]	Area 4
[Cross-hatch]	Area 5
[Stippled]	Area 6
[Dotted]	Area 7
[Blank]	Area 8

DEVELOPMENT AREAS FOR THE SHORES-P03

CITY OF RECONMILL, RECONMILL COUNTY TEXAS

OWNER: Shores Joint Venture
 Jan Mar 1971-1984

PREPARED BY HAROLD L. EVANS / ASSOCIATES

Club Villas

"New" Main Entrance to Shores

North Shore Blvd

Park Groundbelt

High 205

Park Groundbelt

CONCRETE PAVEMENT

John
 Ray
 Hubbard

J. McCarley
Arch. Comm.
Committee
5th B

17177

of the County Clerk of Rockwall County, Texas

P.J.H.

DECLARATION OF RESTRICTIONS

BY:

FOR

THE SHORES, PHASE I

ROCKWALL, TEXAS

386-201
Ext. 221

THE STATE OF TEXAS X
X
COUNTY OF ROCKWALL X

INSERT A

~~THAT, WHEREAS, SADDLEBROOK VALLEY NO. 1, A JOINT VENTURE,~~
hereinafter called the Developer, being the owner of the property platted as THE SHORES, PHASE I, an Addition to the City of Rockwall, Texas, according to the Map thereof filed and recorded in Volume _____, Page _____, of the Map Records of Rockwall County, Texas, does hereby restrict the use of said property and impose the following restrictions upon said property hereinafter set out, which restrictions and provisions shall be binding upon the owner and/or purchaser of said lots, their heirs, administrators, successors and assigns, and restrictions shall be covenants running with the land.

WHEREAS, The Shores is located on the east shore of Lake Ray Hubbard in Rockwall County, Texas, and on a site which includes an Eighteen (18) Hole Golf Course, Country Club and other recreational amenities.

WHEREAS, in order to provide for the most beneficial development of said Addition and to prevent any such use thereof as might tend to diminish the value or pleasurable enjoyment thereof for residential purpose, it is deemed necessary to subject the same to certain protective covenants as herein set out.

NOW, THEREFORE, in order to achieve the purposes set forth hereinafter, the Developer hereby declares these Restrictive Covenants applicable to The Shores, Phase I upon the following terms and conditions.

1. No part of said property shall be used for any purpose other than residential. No trade or business of any kind shall be conducted upon said property or any part thereof. No structure shall be erected placed, altered, used for, or permitted to

remain on any residential building lot other than one ~~detached~~
single family ^{detached} private dwelling and one private garage for not
more than four (4) cars and ~~attached~~ servants quarters, if they
are employed upon the premises.

2. ~~All~~ ^{Any} structures ^{to be} located west of Shores Boulevard shall
not exceed a building height of twenty-four (24) feet above ^{it's} ~~the~~
highest existing lot elevation (existing lot elevation available
in Developers office) excepting lots 10, 11, 12 and 13, of Block
E. ^{Any structure to be located on} ~~All~~ lots east of Shores Boulevard and lots 10, 11, 12 and 13
Block E shall not exceed a building height of ~~two (2) full~~ ^{thirty-six (36) feet}
~~stories~~ above existing lot elevation. All plans must be submitted
to The Shores Architectural Control Committee as described in
Paragraph Nine (9) of these Restrictions, for approval, prior to
the commencing of any construction of any nature, ~~and such approval~~
~~must be given or denied by committee in writing within thirty- (30)~~
~~days from date of submission.~~

3. The ground floor area of the main dwelling house exclu-
sive of porches, terraces, garages and attached servants quarters
shall contain not less than 2200 square feet in the case of a
one story structure, and not less than 1500 square feet in the
case of a one and one half or two story structure. The total
floor area (ground floor plus second floor) of each and every
dwelling house shall not be less than 2200 square feet.

4. No garage shall open onto a street in this addition
provided, however, that a garage may be constructed on a corner
lot and facing a side street if the owner of such lot first
obtains the written consent of the Developer and the Architec-
tural Control Committee. ^{Garages on lots contiguous to the Golf Course}
~~No garage shall open onto the Golf~~
~~Course in that case where the lot is contiguous to the Golf~~
~~Course.~~ Plans and specifications for the construction of a garage
on a corner lot shall be submitted to the Architectural Control
Committee as herein specified.

5. The exterior construction ^{material} of the dwelling house on
any lot shall be ^{as} ~~of material~~ specified in the plans and must
be approved in writing by the Architectural Control Committee.

All roofs shall be ^{one of the following:} ~~of wood shingle~~ (fire-retardant treated,) slate, clay, concrete tile or such other material as approved in writing by the Architectural Control Committee.

6. No Structure of any type shall be erected on any lot in The Shores nearer the front property line than the set back line indicated on the recorded plat of The Shores. No structure of any type shall be erected closer to the side lot lines than a distance of ten percent of the width of such lot. No structure of any type shall be erected on any lot nearer the rear property line than the set back line permitted by ordinance of the City of Rockwall governing such matters at the time of erection of the structure..

7. Construction of new buildings only shall be permitted. It being the intent of this Covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling house in this Addition.

8. No building shall be erected, placed or altered on any lot in this Addition until the building plans, specifications and plot plan showing the location of same has been approved in writing by the Architectural Control Committee as to quality of ^{exterior materials used,} ~~workmanship and materials,~~ harmony of ^{exterior} ~~external~~ design with existing structures, ~~and as to location of the same with respect to~~ topography and ^{finished} ~~finish~~ grade elevation.

9. The members of the Architectural Control Committee shall be designated by the Developer~~X~~. Neither the members of such committee~~X~~ nor its ~~designated representative~~~~X~~ shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee~~X~~ ~~and of its designated representative~~~~X~~ shall cease thirty years from the date hereof. Thereafter, the approval described shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then recorded owners of a majority of the lots in this Addition and duly recorded, appoint a representative or representatives,

who shall thereafter exercise the same powers previously exercised by said committee. Approval of plans and specifications by the Architectural Control Committee shall in no way relieve the owner/builder of any violation of the Restrictions, nor from any violation of the Building Codes for the City of Rockwall. In the event said committee ~~or its designated representative~~ fails to approve any building plans, specifications or plot plan or fails to give any other approval specified herein within thirty (30) days after it has been requested, then it is deemed the same has been disapproved.

INSERT B

10. Trucks with tonnage in excess of 3/4 tons ^{or} ~~and~~ any vehicle ^{bearing} ~~with painted~~ advertisement shall not be permitted to park ~~overnight~~ on the streets, driveways or otherwise within the Addition at any time, except in the normal course of deliveries, construction or other commercial activities taking place during normal business hours.

11. No vehicle of any size which transports inflammatory or explosive cargo may be kept in this Addition at any time.

12. No boats, house trailers ^{recreational or,} ~~&~~ commercial vehicles shall be parked or stored in ^{non designated storage} ~~any area~~ other than an enclosed garage or fenced area ~~x~~ sufficiently high enough to restrict the view from the street. Parking of any motor vehicle and/or boat on Ridge Road West, Shores Boulevard and Champions Drive shall be prohibited ~~x~~ at all times.

13. Under no condition will automobiles, boats or other vehicles or moveable structures or items of any kind be allowed to be placed in the yards or along the streets of this Addition and offered for sale.

INSERT C

14. No sign of any kind shall be displayed to the public view on any lot ~~x~~ except one sign of not more than five (5) square feet advertising the property for sale or rent, ~~or signs used by a building contractor to advertise the property during the initial construction and sales period. The Developer shall have the right to remove and dispose of any prohibited sign, advertisement, billboard or advertising structure which is placed on any lot, and shall not be subjected to any liability~~

~~for trespass or any other tort arising in connection therewith from such removal, nor in any way be liable for any accounting or other claim by reason of the disposition thereof.~~

15. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

16. No structure of a temporary character such as a trailer, basement, tent, shack, garage, barn or other out-building^{or any vehicle} shall be used on any lot or lots at any time as a dwelling, ~~house~~.

17. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot.

18. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other common household pets may be kept provided that they are not raised, bred or kept for commercial purposes and provided they do not constitute nuisance and do not, in the sole judgement of the Developer, constitute a danger or a potential or actual disruption of other lot owners, their families or guests. All dogs, cats or other common household pets shall be kept in The Shores only upon the condition that the custodian thereof abides by all the ordinances and regulations of the City of Rockwall, Texas with respect to the care, control and ownership of such animals within such city, including "leash" and "Vaccination" ordinances; and reference is herein made to such ordinances and regulations for all purposes. and the same shall be deemed to be a part hereof

19. All lots shall be maintained at all times in a sanitary, healthful and attractive condition, and the owner or occupant of all lots shall keep all weeds and grass thereon cut and shall in no event use any lot for storage of material

or equipment except for normal residential requirements or incidental to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind and shall not burn any garbage, trash or rubbish of any kind thereon. ~~If the owner of any lot or lots in The Shores refuses to maintain the lots after due notice from the Developer, then the Developer shall have the right to perform such maintenance and be reimbursed for any expenses incurred for such maintenance.~~

The size and type of trash containers must comply with City of Rockwall regulations and must be brought in by 7 p.m.

~~19 A. It is a requirement within this Addition that each dwelling constructed must contain a functioning trash compactor.~~

20. Easements for drainage facilities and easements for the installation and maintenance of utilities are reserved as shown on the recorded plat. Easements are reserved for the benefit of Texas power and Light Company, The City of Rockwall, Lone Star Gas Company and Southwestern Bell Telephone Company, in their installation, operation, maintenance and ownership of service lines from the lot lines to the residences in the Addition.

21. No individual water supply system shall be permitted on any lot unless such system is designed, located, constructed and equipped in accordance with the requirements, standards and recommendations of state or local public health authorities, and approval of such system as installed shall be obtained from such authority.

22. No individual sewerage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of state or local public health authorities, and approval of such system as installed shall be obtained from such authority.

23. No fence on any lot shall extend toward the front property line past the front building line. No chain link, woven metal wire, or similar type fences shall be constructed. No solid fence of any type may be constructed on a lot which backs onto the Golf Course. All fences shall be maintained in an

attractive manner. All fencing plans must be submitted to the Architectural Control Committee for approval.

24. The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot. No trees shall be cut or removed except to provide for the construction of improvements or to remove dead or unsightly trees.

25. ~~With reasonable diligence and in all events within six (6) months from the commencement of construction, unless completion is prevented by war, labor strike or an act of God, any dwelling or other structure commenced on any lot shall be completed as to its exterior, and all temporary structures shall be removed.~~
Any construction for a dwelling or other structure on any lot shall be completed as to its exterior, and all temporary structures shall be removed, with reasonable diligence and in all events within six (6) months from the commencement of construction, unless completion is prevented by war, labor strike or act of God.

26. No gas meter shall be set nearer the street than the front or side of a dwelling house unless the meter is of an underground type.

27. No garage, servant house, garage house or out-building shall be occupied by owner, tenant or any one prior to the erection of a dwelling house.

28. ~~No air-conditioning apparatus shall be installed on the ground in the front of a dwelling. No air-conditioning apparatus or evaporative cooler shall be attached or placed to or near any front wall.~~ No air-conditioning apparatus or evaporative cooler shall be installed ^{nearer the street than the dwelling} ~~on the side wall of a dwelling house unless~~ and must be screened so that it cannot be viewed from the street because of placement or the erection of concealing wing walls, planting of shrubbery, or the containment within an appropriate side yard fence, meeting the standards of construction.

29. All mailboxes shall be affixed to a substantial pole or stand permanently placed in the ground, ^{All} ~~and all~~ mailboxes and supporting poles or stands shall be of a design

approved in writing by the Architectural Control Committee.

30. ~~These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date thereof, after which said time said Covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said Covenants in whole or in part.~~

31. If the parties hereto or any of them, or their heirs, grantees, successors or assigns shall violate or attempt to violate any or the Covenants herein, it shall be lawful for any person or persons owning any real property situated in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

32. Invalidation of any of these Covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

INSERTS D & E

33. ~~The Developer, and/or its agents, successors or assigns shall have the power and authority to modify, alter or change any Covenant which it shall deem to be in the best interest of all parties concerned at any time without the joinder or approval of any other party. The Developer shall give thirty (30) days prior written notice before such change is enacted upon the respective Covenant(s).~~

34. Nothing contained in this Declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property

subject to this Declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all of the protective restrictions hereof.

EXECUTED this 31st day of August, 1978

SADDLEBROOK VALLEY NO. 1, A JOINT VENTURE

EXCHANGE SAVINGS AND LOAN ASSOCIATION
PARTNER

By: Betty Quinn
V.P.

J.E. INVESTMENT AND FINANCIAL CORP.
PARTNER

By: Frank C. Wu
Pres.

THE STATE OF TEXAS X
X
COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public, in and for said County and State on this day personally appeared Betty Quinn, Vice-President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said EXCHANGE SAVINGS AND LOAN ASSOCIATION, a Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of August, 1978.

Shirley Carter
Notary Public in and for
Dallas County, Texas

THE STATE OF TEXAS X
X
COUNTY OF DALLAS X

BEFORE ME, the undersigned, a Notary Public, in and for said County and State on this day personally appeared Frank C. Wu, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said J.E. INVESTMENT AND FINANCIAL CORP., a Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of August, 1978.

Shirley Carter
Notary Public in and for
Dallas County, Texas

INSERT A

WHEREAS, on August 31, 1978, Saddlebrook Valley No. 1, a joint venture comprised of Exchange Savings and Loan Association and J. D. Investment and Financial Corporation, a successor in interest to Rockwall Development Corporation, caused a Declaration of Restrictions for The Shores, Phase I, Rockwall Texas, to be filed of record on the Property in Volume 137, Page 774 of the Deed Records of Rockwall County, Texas; (hereinafter referred to as the "1978 Restrictions"); and

WHEREAS, Savings of America is the successor in interest of Rockwall Development Corporation, a Texas corporation and Saddlebrook Valley No. 1, a joint venture comprised of Exchange Savings and Loan Association and J. D. Investment and Financial Corporation;

NOW, THEREFORE, and in consideration of the premises, the undersigned owners of Property that comprised seventy-five percent of the lots in The Shores, Phase I hereby gives notice to all parties that the 1978 Restrictions attached hereto and made a part hereof and marked Exhibit "A" have been amended to read and be effective as set forth herein.

INSERT B

The members of the Architectural Control Committee shall be Frank Smizer, Jr., A.I.A., Chairman, and Shirley Elliot, 3731 Wilshire Blvd., Los Angeles, CA, 90010 and Jack Miller, 1540 Champion Dr., Rockwall, TX, 75087, unless changed as provided herein. One set of plans for all proposed construction, alteration, etc, shall be submitted to each member of the committee for approval.

INSERT C

Lots in The Shores Phase I may be used by Developer as a model site and/or sales office (including the right to install advertising signs in excess of the size and number permitted in Paragraph 14) for the purpose of selling lots within the Addition.

INSERT D

The Covenants, conditions, and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the Declarant or the Owner of any Lot subject to this Declaration, and their respective legal representatives, heirs, successors, and assigns, and, unless amended as provided herein, shall be effective for a term of thirty (30) years from the date this Declaration is recorded, after which time said Covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years. The Covenants, conditions, and restrictions of the Declaration may be amended by an instrument signed by not less than 75 percent of the Lot Owners; No amendment shall be effective until recorded in the Deed Records of Rockwall County, Texas, nor until the approval of any governmental regulatory body which is required shall have been obtained.

INSERT E

The provisions of Paragraph 36 to the contrary notwithstanding, the Developer, and/or its agents, successors or assigns shall have the power and authority to modify, alter or change any Covenant which it shall deem to be in the best interest of all parties concerned at any time without the joinder or approval of any other party. The Developer shall give thirty (30) days prior written notice before such change is enacted upon the respective Covenant(s). The provisions of this Paragraph (37) shall become null and void when all lots within The Shores Phase I have been sold.

SHORES RESIDENTS' PETITION

The Shores residents issue the following petition to the Planning and Zoning Commission and the City Council of Rockwall, Texas.

A Periodic Review is requested by the Planning and Zoning Commission on PD-3 Shores Master Plan, Shores Phases II, III and IV in order to upgrade the single home dwelling living space requirements to 2,200 minimum square feet as stated in the Deed of Restrictions for the Shores Phase I.

This petition for a Periodic Review is requested under City Council Ordinance No. 86-9 (H, Periodic Review, 2.), which allows for a Periodic Review to determine "Whether the granted use for the tract of land under consideration continues to have a desired relationship with the surrounding area." The petition for rezoning upgrade would have a desired relationship with the surrounding area in Phase I to maintain property value of the residents. The Shores Phase I is a planned development area for single home living space of 2,200 square feet minimum.

The residents specifically request in this Periodic Review petition a rezoning of minimum lot sizes of 8,400 square feet and unit sizes of 1,800 square feet (the "buffer zone") and minimum lot sizes of 7,200 square feet and 1,500 square feet minimum unit sizes in Shores Phase II, III, IV to be equal to the current lot size and minimum unit size of Phase I. In addition, the Periodic Review request includes tracts 9, 12 and 15 which border the golf course in the Shores PD-3 Master Plan to be brought up to the same quality standards of minimum lot size and minimum unit size of Phase I.

Ordinance No. 86-9 states "The Planning and Zoning Commission may review certain tracts for which (PD) Planned Development District Zoning has been granted more frequently if it determines such review necessary."

NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Mr. & Mrs. Earl Shaw	1485 Plummer	4/19/88
2. Mr. & Mrs. Joseph Bradley	1475 Plummer	4/19/88
3. David Stewart	1445 Plummer	4/19/88
4. Mary Jane Stewart	1445 Plummer	4/19/88
5. Kathryn P. Holden	1570 Champions	4/21/88
6. William F. Holden	1570 Champions	4/21/88
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Ed + Charlene Schwaneke	1340 Shores Circle	4/19/88
2. Harold + Marcia Emerson	1330 Shores Circle	4/19/88
3. Greg + Laurie Munz	1319 Shores Circle	4/19/88
4. Murray	1325 Shores Circle	4-19-88
5. ^{Charles F} Wanda Graham	1380 Plummer	4-19-88
6. Debbie + Craig Camion	1315 Shores Circle	4-19-88
7. David R. Overstreet	1300 Shores Circle	" " "
8. Don + Linda Anderson	1335 Shores Circle	4-19-88
9. Paul R. Anderson	1350 Shores Circle	4-19-88
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Mr & Mrs Willie R. Cecil	1675 Shores Blvd	17 Apr 88
2. Brenda K. Kennedy	1630 Shores Blvd	17 Apr 88
3. Catherine & Kevin Chas	1620 Shores Blvd	17 Apr 88
4. Gerald & Julie Reichen	1625 Shores Blvd	17 Apr 88
5. Dale & Paty Trupt	1605 Shores Blvd	17 Apr 88
6. Jim & Nadine Griffin	1645 Shores Blvd	17 Apr 88
7. Roy & Margaret A. Nelson	1655 Shores Blvd	April 17, 1988
8. Pat & Vickie King	1685 Shores Blvd	April 17, 1988
9. Colleen Clague	1615 Shores Blvd	April 17, 88
10.		
11.		
12.		

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NAME OF PETITIONER(S) ADDRESS DATE SIGNED

1. Mr. & Mrs. Daniel (Dan) 1520 Meadows Cir. Rockwall 4/18/88
2. Mr. & Mrs. Robert Clark 1405 Meadows Rockwall 4/18/88
3. Mr. & Mrs. Steve Evans 1415 Meadows Rockwall 4/18/88
4. Mr. & Mrs. Robert W. Chambers 1425 Meadows Dr. Rockwall 75087 4/18/88
5. Mr. & Mrs. Dan Lane 1435 Meadows Dr. Rockwall 75087 4/18
6. Mr. & Mrs. Alan Rosen 1445 Meadows Rockwall 75087 4-18-88
7. Mr. & Mrs. Wayne E. McAntea 1560 Meadow Cir, Rockwall, TX 75087 4-18-88
8. Mr. & Mrs. J. A. Ahern 1500 Meadow Cir Rockwall, TX 75087 4-18-88
9. Mr. & Mrs. Frank McEwitt 1550 Meadows Cir Rockwall TX 75087
10. Mr. & Mrs. Ronald E. Terry 1530 Meadow Circle Rockwall, TX 75087
11. Mr. & Mrs. Mark Cunningham 1465 Meadows Dr. Rockwall, TX 75087
12. _____

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Jack Thompson	1225 Ridge Rd. W. Rockwall, Tx	3-15-88
2. Allen B. J.	1235 Ridge Rd W. Rockwall	4/14/88
3. Judy Coonts	1255 Ridge Rd. W. Rockwall	4-16-88
4. Laura Coonts	1255 Ridge Rd W. Rockwall	4-16-88
5. Bob & Sandy Broberg	1220 Ridge Rd. West Rockwall	4-16-88
6. Joe & Charlene Engone	1200 Ridge Rd. West Rockwall	4-16-88
7. Robert & David Solomon	1205 Ridge Rd. West Rockwall	4/18/88
8. Cass & Michele Andrews	1215 Ridge Rd. West. Rockwall	4/18/88
9. Barbara Thompson	1225 Ridge Rd. West Rockwall	4/20/88
10. Carl E. King	1210 RIDGE ROAD WEST ROCKWALL	4-21-88
11. Mrs. Mrs. Matt Steing	1155 Ridge Rd. W.	4/22/88
12. Barbara & Bob E. Thompson	1155 Ridge Rd. W.	4/22/88

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Mrs. John Davidson	1010 Ridge Rd Ct	Apr. 18, 1988
2. [Signature]	1020 Ridge Road	4/21/88
3. Willa Beece	1005 Ridge Rd. W.	4/18/88
4. Theresa Ford	1015 Ridge Rd. W.	4-18-88
5. [Signature]	1015 Ridge Road West	4/18/88
6. Debbie Higgins	1060 Ridge Rd W.	4-18-88
7.		
8.		
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10.		
11.		
12.		

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Mrs. & Mr. Reg. Pears	1380 Shores Blvd.	4-17-88
2. Mr. & Mrs. Sydney S. Foster	1240 Shores Blvd.	4-17-88
3. Mr. & Mrs. W. William Ingell	1270 SHORES BLVD	4-17-88
4. Mr. & Mrs. Mark Slack	1280 Shores Blvd	4-12-88
5.		
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NAME OF PETITIONER(S) ADDRESS DATE SIGNED

- 1. Don Pressly 1130 Ridge Rd West 4/13/88
- ~~2. Anne Redford 1105 Ridge Rd W 4-19-88~~
- 3. Joyce Chung 1145 Ridge Rd. W. 4-19-88
- 4. Alondra Hangel 1165 Ridge Rd W 4-19-88
- 5. Delia New 1175 Ridge Rd West, Rockwall, TX 4/19/88
- 6. Paula Thorsell 1175 Ridge Road West Rockwall TX 4-19-88
- 7. Virginia Robertson 1125 Ridge Rd West Rockwall, TX 4/19/88
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Mrs & Mrs R Zweig	1317 Meandering Way	4/15/88
2. Hillene Knowles	1309 Meandering Way	4-15-88
3. R. T. Knowles	"	4-15-88
4. Mr & Mrs Melba Brown	1305 Meandering Way	4-15-88
5. Mr & Mrs Gail Puzey	1313 Meandering Way	4-16-88
6. Mr & Mrs Edward Robert	1310 Meandering Way	4-16-88
7. Mrs E. Sam Johnson	1345 Meandering	4-16-88
8. Mr & Mrs Bee Cream	1335 Meandering Way	4-18-88
9. Mr & Mrs Frank Hall	1300 Meandering Way	4/21/88
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SHORES RESIDENTS' PETITION

The Shores residents issue the following petition to the Planning and Zoning Commission and the City Council of Rockwall, Texas.

A Periodic Review is requested by the Planning and Zoning Commission on PD-3 Shores Master Plan, Shores Phases II, III and IV in order to upgrade the single home dwelling living space requirements to 2,200 minimum square feet as stated in the Deed of Restrictions for the Shores Phase I.

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Ordinance No. 86-9 states "The Planning and Zoning Commission may review certain tracts for which (PD) Planned Development District Zoning has been granted more frequently if it determines such review necessary."

NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Julius Jones	1930 Hidden Valley	4-15-88
2. Mark D. Long	1955 Hidden Valley	4-16-88
3. John R. Coif	1955 Hidden Valley	4-16-88
4. Kelly Herington	1985 Hidden Valley	4-16-88
5. Helen Fletcher	1975 Hidden Valley	4-16-88
6. Marnie Fletcher	" " "	4-16-88
7. Jan Williams	1980 Hidden Valley	4-16-88
8. Eric Williams	1980 Hidden Valley	4-16-88
9. Allan Webb	1985 Hidden Valley	4-16-88
10. Nancy Grayson	1960 Hidden Valley	4-21-88
11. Charles Grayson	" " "	" " "
12. Becky Lee	1945 Hidden Valley	4-21-88

SHORES RESIDENTS' PETITION

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. <i>Lucretia Gangel</i>	<i>1625 Plummer</i>	<i>4-18-88</i>
2. <i>Elizabeth Gangel</i>	<i>"</i>	<i>4-18-88</i>
3. <i>John D. Furrer</i>	<i>1605 Plummer</i>	<i>4-19-88</i>
4. <i>Brenda B. Hamilton</i>	<i>1425 Plummer</i>	<i>4-19-88</i>
5. <i>Art Hamilton</i>	<i>" "</i>	<i>"</i>
6. <i>Joyce Sullivan</i>	<i>1415 Plummer</i>	<i>4-19-88</i>
7. <i>Diane H. Daniels</i>	<i>1405 Plummer</i>	<i>4-20-88</i>
8. <i>James J. Daniels</i>	<i>1405 Plummer</i>	<i>4-20-88</i>
9. <i>Jerry F. Cobb</i>	<i>1735 Plummer</i>	<i>4-21-88</i>
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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Gloria Reese	1610 Plummer	4-19-88
2. Dennis Reese	1610 Plummer	4-19-88
3. Marcus Vaughn	1600 Plummer	4-19-88
4. Carrie M. Subraugh	1600 Plummer	4-19-88
5. Kristi Parker	1630 Plummer	4-20-88
6. Jim [Signature]	" "	" "
7. Betty Fulmer	1620 Plummer	4-22-88
8. [Signature]	1620 Plummer	4/22/88
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SHORES RESIDENTS' PETITION

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. W M Ferguson	1330 Champions Dr	4-17-88
2. Phillip C. Ferguson	1330 Champions Dr	4-17-88
3. Mr & Mrs Robert E. Edwards	340 Champions Dr.	4-17-88
4. Nicholas Paul	1370 Champions Dr	4-17-88
5. John M. Benedetti	1660 Plummer	4-20-88
6. Mrs MB Beau Hollingsworth	1140 Ridge Rd W	4-21-88
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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. <u>Rubert + Mary Ottmann</u>	<u>1440 Meandering Way Rockwall, TX</u>	<u>April 17, 1988</u>
2. <u>Jim + Debbie Hughes</u>	<u>1460 Meandering Way Rockwall, TX</u>	<u>April 17, 1988</u>
3. <u>Ed + Mary Jane James</u>	<u>1465 Meandering Way</u>	<u>4-17-88</u>
4. <u>David + Mary Gresham</u>	<u>1455 Meandering Way Rockwall</u>	<u>4-17-88</u>
5. <u>Cecil + Bulge Miles</u>	<u>1445 Meandering Way</u>	<u>"</u>
6. <u>Russ + Mary Hervey</u> <i>Mary Hervey</i>	<u>1425 Meandering Way</u>	<u>4-17-88</u>
7. <u>John D. Tibert</u>	<u>1415 Meandering</u>	<u>4-17-88</u>
8. <u>Henry + Mary Spies</u>	<u>1410 Meandering Way</u>	<u>4-17-88</u>
9. <u>George + Judy Gillen</u>	<u>1430 Meandering Way</u>	<u>4-17-88</u>
10. <u>Eddie + Cynthia Kellum</u>	<u>1470 Meandering Way</u>	<u>4-17-88</u>
11. <u>Michael R. Hill</u>	<u>1450 Meandering Way</u>	<u>4-17-88</u>
12. <u>Curt + Bev Larson</u> <i>MD</i>	<u>1435 Meandering Way</u>	<u>4-19-88</u>

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Linda & Fred Wris	1925 Wind Hill	4/17/88
2. David & Lee Little	1945 Wind Hill	4/17/88
3. Carl & Barbara Cotten	1965 Wind Hill	4/17/88
4. Stuart & Jon Bolen	1935 Wind Hill	4/17/88
5. Dan & Kathryn Strassman	1940 WIND HILL	4/17/88
6. Jim & Janet Holloway	1890 Lemahill	4-17-88
7. Harry & Shirley Linn	1870 WIND HILL	4-17-88
8. William E. Stefe	1860 Wind Hill	4-17-88
9. Tom W. Pangel	1850 Wind Hill RD.	4-17-88
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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Sheri Thomas	1970 Ridgecrest	4-19-88
2. Jerry Thomas	"	4-19-88
3. Carol Murawski	1940 Ridgecrest	4-19-88
4. John Murawski	"	4-19-88
5. Bob Bell II	1910 RIDGE CREST PL	4/19/88
6. Thane A. Bewell	1910 Ridge Crest Pl	4/19/88
7. Phyllis Walker	1980 Ridge Crest	4/19/88
8. Raymond S. Walker	1980 Ridge Crest	4-19-88
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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. <i>Don + Nita Miller</i>	<i>1250 Ridge Dr. West</i>	<i>April 24, 1988</i>
2. <i>Jeremy Shanks</i>	<i>1360 Shores Circle</i>	<i>April 24, 1988</i>
3. <i>Ken Camp</i>	<i>1650 Plumer Dr.</i>	<i>April 24, 1988</i>
4. <i>Jan + George Boles</i>	<i>1530 Champion Dr.</i>	<i>April 24, 1988</i>
5. <i>Ken + Heather Lameiras</i>	<i>1920 Ridgecrest Pl</i>	<i>April 24, 1988</i>
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NAME OF PETITIONER(S) ADDRESS DATE SIGNED

- 1. Jess Ladd 1400 Plummer 4-21-88
- 2. Stacy Ladd 1400 Plummer 4-21-88
- 3. Kathy Klutt 1420 Plummer 4-22-88
- 4. Way Klutt 1420 Plummer 4-22-88
- 5. Sam May 1450 Plummer 4-21-88
- 6. Barbara Cross 1470 Plummer 4-21-88
- 7. John Cross 1470 Plummer 4-21-88
- 8. Lea Meinert 1480 Plummer 4-21-88
- 9. Alice Meinert 1480 Plummer 4-21-88
- 10. April Korman 1460 Plummer 4-21-88
- 11. Richard W. Korman 1460 Plummer 4-21-88
- 12. Gay Boyd 1440 Plummer 4-23-88
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Johnson + Walker } not Home

SHORES RESIDENTS' PETITION

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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. Mr. + Mrs. Milton G. Wittig	1160 Ridge Rd. W.	4/17/88
2. Mr + Mrs Richard B. Thompson	1180 Ridge Rd. W.	4/17/88
3. Mr & Mrs. Rob Mills	1170 Ridge Road West	4/27/88
4. Mr. - Mrs. Jay Loan	1150 Ridge Rd. West	4-24-88
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NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. <i>Sharon Day</i>	<i>1729 Plummer</i>	<i>4-22-88</i>
2. <i>Phyllis Metcalf</i>	<i>1731 Plummer Dr</i>	<i>4-23-88</i>
3. <i>Gennie Michael Jones</i>	<i>1717 Plummer</i>	<i>4-22-88</i>
4. <i>Gregory Stuenkel</i>	<i>1713 Plummer</i>	<i>4-22-88</i>
5. <i>Jean Rocher</i>	<i>1709 Plummer</i>	<i>4-23-88</i>
6. <i>Paul Hoodrich</i>	<i>1700 Plummer</i>	<i>4-23-88</i>
7. <i>Karen London</i>	<i>1740 Plummer</i>	<i>4-23-88</i>
8. <i>Patricia Jacobs</i>	<i>1705 Plummer</i>	<i>4-23-88</i>
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1. Rebecca & Randy	1760 Plummer Dr	4-19-88
2. Boyd London	1740 Plummer	4-19-88
3. Debbie Hill	1733 Plummer	4-23-88
4. Spaulding	1760 Plummer Dr	4-22-88
5. Tom & Marla	1695 Plummer Dr	4-24-88
6. E C Madson	1465 Plummer	4-24-88
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The residents specifically request in this Periodic Review petition a rezoning of minimum lot sizes of 8,400 square feet and unit sizes of 1,800 square feet (the "buffer zone") and minimum lot sizes of 7,200 square feet and 1,500 square feet minimum unit sizes in Shores Phase II, III, IV to be equal to the current lot size and minimum unit size of Phase I. In addition, the Periodic Review request includes tracts 9, 12 and 15 which border the golf course in the Shores PD-3 Master Plan to be brought up to the same quality standards of minimum lot size and minimum unit size of Phase I.

Ordinance No. 86-9 states "The Planning and Zoning Commission may review certain tracts for which (PD) Planned Development District Zoning has been granted more frequently if it determines such review necessary."

NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
1. <i>Carly Wäibel</i>	<i>1655 Plummer Dr.</i>	<i>4/24/88</i>
2. <i>Doris L. Baird</i>	<i>1645 Plummer Dr.</i>	<i>4/24/88</i>
3. <i>Charles D. Yates</i>	<i>1635 Plummer Dr.</i>	<i>4/24/88</i>
4. <i>Leresa Ledmore</i>	<i>1930 Ridge Crest Pl.</i>	<i>4/24/88</i>
5. <i>Tula Britton</i>	<i>1940 Windmill Rd</i>	<i>4/24/88</i>
6. <i>Michael James</i>	<i>2000 Ridgecrest</i>	<i>4-24-88</i>
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		
12. _____		

SHORES RESIDENTS' PETITION

The Shores residents issue the following petition to the Planning and Zoning Commission and the City Council of Rockwall, Texas.

A Periodic Review is requested by the Planning and Zoning Commission on PD-3 Shores Master Plan, Shores Phases II, III and IV in order to upgrade the single home dwelling living space requirements to 2,200 minimum square feet as stated in the Deed of Restrictions for the Shores Phase I.

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Ordinance No. 86-9 states "The Planning and Zoning Commission may review certain tracts for which (PD) Planned Development District Zoning has been granted more frequently if it determines such review necessary."

NAME OF PETITIONER(S) ADDRESS DATE SIGNED

1. Mr. Mrs Robert Craguish - 1550 Champions - 4-20-88
2. Mrs Mrs J M Shop 1500 Champion 4-20-88
3. Mr & Mrs John O Miller 1540 CHAMPION 4/21/88
4. Lon L Little 1520 CHARLISS JR. 4-21-88
5. Andy & Lillian Dillard 1510 Champion Dr. 4-21-88
6. Mr & Mrs. George W. Lubke - 1560 Champions Dr 4-21-88
7. Cal & M J Eucison - 1310 Champions Dr 4-22-88
8. _____
9. _____
10. _____
11. _____
12. _____

Ferrall

SHORES RESIDENTS' PETITION

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Ordinance No. 86-9 states "The Planning and Zoning Commission may review certain tracts for which (PD) Planned Development District Zoning has been granted more frequently if it determines such review necessary."

NAME OF PETITIONER(S)	ADDRESS	DATE SIGNED
John J. Smith	1830 Hidden Hills	4/15/88
2. Barbara Maness	1830 Hidden Hills	4/15/88
3. R. Hoffman	1830 Hidden Hills	4/15/88
4. W. J. Alder	1820 Hidden Hills	4/15/88
5. Myra Z. Ferrall	1845 Hidden Hills	4/15/88
6. Carol S. Ferrall	1845 Hidden Hills	4/15/88
7. Jeffrey M. Carley	1840 Hidden Hill	4/16/88
8. Rory M. Carley	1840 Hidden Hills	4/16/88
9. Ruby S. Carley	1835 Hidden Hills	4/17/88
10.		
11.		
12.		

SUGGESTED OUTLINE FOR PD-3, THE SHORES DISCUSSION

- A. Staff Review
 - 1. History of Shores and reason for hearing
 - 2. Outline of Proposed Changes
 - a. Identification of separate property owners
 - b. Changes in area requirements for single family areas
 - i. Four sets of area requirements for single family
 - ii. Adoption of Zero lot line standards and General Retail standards
 - iii. Buffers for existing development in lot and dwelling size
 - iv. Increases in minimum dwelling sizes
 - c. Changes in actual land use designation
 - i. Reduction of multifamily acreage from 73.9 acres to 17.2 acres (a reduction in density from 1,330 units to approximately 490 units)
 - ii. Reduction of cluster/Zero Lot Line acreage from 74.8 acres to 33.7/43.7 acres
 - iii. Increase in retail from 11.5 acres to 18.2 acres
 - d. Identification of specific issues
 - i. Park issue
 - ii. 3.7 acre Zero Lot Line Issue
 - iii. Yang request
- B. Hold Public Hearing and take comments on individual issues
 - 1. Changes in area requirements
 - 2. Changes in land use designations other than the following specific issues
 - 3. Comments on specific issues
 - a. Park issue
 - b. Yang request
 - c. 3.7 acre zero lot line request
- C. Hold Council discussion and vote

THE SHORES PD-3

SUPPLEMENTAL INFORMATION

The current owner of the majority of the undeveloped property within PD-3 has submitted a revised master plan for development of the remainder of the property. The current land uses include General Retail, Recreation, Single Family Residential, Patio/Cluster Home Residential, and Multifamily. The proposed changes include the addition of 13 acres of commercial, a reduction in multifamily acreage, a reduction and relocation in the patio/cluster home residential acreage, and an increase in the minimum dwelling sizes for single family residential uses. A copy of the proposed master plan, as originally submitted, is attached.

Old Plan

New Plan

area	acres	Land use	L.A./Den.	area	acres	Land use	L.A.
4	20.5 ✓	SF	9,000	A	16.9 3.5 Park	SF Park	9,000 8,400 7,200
					20.4		
6	24.0 ✓	MFP	18/Ac.		17.2	MFP	18/Ac.
					3.1	Open Sp.	-
					5.2	CR	-
					25.5		
7	13.1 ✓	Ratio	5,000		20.5	SF	7,200
	6.6	SF	9,000				8,400
	19.7						
1	42.1 ✓	cluster	4,000		51.5	SF	7,200
2	9.7 ✓	Discretion	-		10.1	SF	8,400
3	33.2 ✓	SF	7,200		8.7	SF	9,000
	85.0				3.0	Park	-
					73.3		
				Yang	40.0 app		7,200
					103.3		
17	78.9 ✓	Golf course	-		3.7	club villa	5,000
					75.2 ^{app}	golf course	
9	47.0 ✓	SF	12,000		61.7	SF	9,000 7,200
10	11.5 ✓	Detail					
15	4.6 ✓	SF	8,400				
	63.1						
12	22 23.8 ✓	SF	8,400		14.8	SF	9,000
11	49.9 ✓	MFP	18/4A		16.7	SF	8,400
					46.4	SF	7,200
13	19.6 ✓	cluster	4,200		20.0	retail	5,000
14	52.0 ✓	SF	9,000	Yang	86.9		
	145.3			Yang	58.4 app	SF	7,200
					145.3		
	15.6	school	-	B		Retail	-

Summary

Old Plan

new Plan

Ac.	Land Use	Ac.	Land Use
50.60	Yang SF	82.80	Yang SF
130.50	SF	48.40	SF
181.10	Yang-cluster	246.80	club/revlot
32.20	cluster/Patio	237.30	MF
42.60	MF	214.00	Park/open space
73.90	Recreativ	23.70	Golf course
9.70	Golf Course	17.2	Retail
78.90	Retail	9.6	School
11.50	School	75.2	
13.60		18.2	
443.50		-	
143.30	existing Phase 1	-	
586.80		143.3	existing phase 1

SHORES HOMEOWNER'S ASSOCIATION

Board of Directors Meeting

January 7, 1988

The Shores Homeowner's Association Board of Directors meeting was called to order by President Ed Schwaneke at 7:35 at his home. Due to an ice storm the Shores Country Club was closed.

We dispensed with the reading of the minutes. They were approved by two board members.

Debbie Hughes gave the treasurer's report and stated we have a balance of \$2,277.79. A copy of the report is attached.

Milt Wittig then addressed the members regarding the zoning PD3- single phase developing in Phase II of the shores. Milt stated Phase II, III and IV are zoned minimum square feet houses of 1800^{2,7500}/sq. ft. as of 1986. Milt would like to ask the City P & Z for a periodical review to upgrade the square feet. It is the consensus of residents and the Homeowner's Board that the small square feet would decrease the property value of the houses already built. Milt has asked Mr. Joe Holt to the meeting to discuss this issue.

Joe Holt is one of the three owners of the Shores Development. Joe and his partners purchased 354 acres in 1985 with an option on the 93 existing lots in Phase I.

Joe then stated several facts about the development:

1. 166 acre tract to the South of the club is zoned -PD3.
2. The partners own tract 11, 12, 9, 15, 10 and 16. They do not own 13 & 14 and they are owned by the Taiwanese (44 acres).
3. #9 - is 9,000 sq ft lots. (47 acres) single family
4. #15- is 10,000 to 12,000 sq ft lots.

Joe said #9, #10, #15 and part of #11 are platted for 15,000 sq ft minimum lot size with 2500 - 2800 sq ft homes (123 lots). This is platted, and approved by the city, but not filed yet. Joe will get Milt a copy.

5. #16 may be a retail shopping center at some time.
6. Long term plans for 11 and 12 are based on economy and money and demand.
7. #11 (part of it) is zoned apartments (multi family) 18 units per acre. Joe doesn't think they will be built as there is no market.

Milt asked about the platts and when they will be filed with the city. Joe said he would get us a copy.

Joe stated the cost for the road from North Shores to the Shores would be \$514,000, so he is trying to get the lots platted before he brings the road through. The cost to develop the lots will be 1 1/2 million dollars.

Debbie Hughes asked, "about the 166 acres, were they going to sell this in a block"? Joe said they would like to develop the area themselves (123 lots). Debbie then stated that if the plans are for such nice houses does he have any objection to the upgrading of the development.

Joe answered, "he would rather wait".

Milt asked again would he have objection to the upgrading and a periodic review of the area. Milt states he is only addressing the square feet of the house to be built and not lot size (which will be open).

Joe stated the city has raised the SF of house sizes according to lot size. such as SF 7200 was raised from 900 sq ft to 1100 sq ft minimum on December 21, 1987. So according to your lot size there is a minimum sq ft size house that can be built.

Joe does own #16, but it is not included in this platt.

Milt again asked Joe if he has any objections to our asking for a rezoning of the 1800 sq ft minimum.

Joe said we would be asking the city to be more strict on his development than what the city requirements are and the city is sensitive to that and maybe we are discriminating against his development, by asking him to go above minimum sq feet. Joe said he understands what we are saying about house size, but said he's not eager in today's real estate market to take away any options. He said he has been trying to sell this 166 acres for 2 years.

Gerald Reihsen asked Joe exactly what does he own.

Joe stated he owns 2, 3 and part of 1 to Dalton Road (552)- 120 acres. Eighty are zoned and 40 are unzoned.

Joe then returned to the 166 acre tract. He said the lots were 8400 sq ft-houses 1800 sq ft (two rows) and the rest are 7200 sq ft and 1500 sq ft houses.

Milt then asked Joe if he and the city could upgrade it to 2200 sq ft house size minimum. Joe said he is not interested because of the length of time it has taken the 200 lots of the Shores to build out.

Gerald Reihsen again asked what does he (Joe) own?

Joe said he owns #4, #7, #6 and 1 acre from gate entrance. A total of 354 acres.

#9 is owned by Gilbralter who also owns North Shores (54 acres).

The 74 acres behind houses that front 205 across from the YMCA are owned by Skyline Savings.

Joe said again he is reluctant to change 2 & 3 because he hasn't been able to sell it yet!

Gerald Reihsen said we should go as a group to the city and ask for a rezoning and to upgrade the sq ft.

Shores Homeowner's Association
January 7, 1988
Page Three

Milt explained the city had suggested first to meet with the developer (Joe Holt) and see if he would consent to the rezoning. Then to ask for a periodic review with the P & Z to get the upgrade on the zoning.

Gerald Reihsen suggested we get a lawyer to help up with the situation. We should talk with an attorney and get the cost for legal services and then talk with the homeowners about retaining him.

Bobby Maness with talk with Margaret Park and ask her opinion about a good lawyer who would be favorable for our cause.

The meeting was then adjourned at 10:20.

The next meeting will be February 4 at the Shores Country Club at 7:30 p.m.

Respecfully submitted,



Jeffreylin McCarley
Secretary, Shores Homeowner's Association

Ms. Julie Couch
Rockwall City Hall, 205 W. Rusk
Rockwall, TX 75087 Fax # 214-722-3983

From Kathryn and Bill Nolden
1570 Champions Drive
Rockwall TX 75087

Following is the data we requested that you read at the P&Z meeting on January 12. We reside at 1570 Champions Drive, the home immediately adjacent to the proposed zoning change area.

We object most strenuously to the proposed zoning change, which converts green space between our home and the clubhouse to a form of cluster housing.

We feel that the Homeowners Board does not adequately represent our point of view for the following reasons:

1. After months of questioning, including as recently as the Christmas party, we find that this zoning change was brought about after Christmas (per Milt Wittig and Ed Schwanecke).
2. Many times in the past months, I (W. F. Nolden) have offered to help the Board in the matter and take part in the negotiation. This was ignored.
3. Shortly before we left on December 17 to visit our children, we were unable to contact Mr. Schwanecke, but left a message with his wife, outlining our views.
4. We have received no mailings from the Homeowners Board regarding the zoning change. Our mail is being forwarded to our son's address, where we are helping him build his home. We only found out about the zoning change on Jan. 10, via a letter and material from Vernie Miller.
5. Phonecons with Milt Wittig and Ed Schwanecke revealed that they have not polled homeowners regarding this change, but Milt agreed in our conversation to bring up our objection at the Jan. 12 meeting, since we are unable to attend.

Msrs. Wittig and Schwanecke both stated that they had not attempted to contact us, the most affected persons in this matter; however, in a phonecon on Jan. 11, Mr. Schwanecke stated that now that he has thought about it, he understands our concern.

For the above reasons, we believe we must take action ourselves in the matter, and hopefully will be joined by our neighbors.

Therefore, we strongly object to the proposed zoning change for the following reasons:

1. The only reason that we bought the lot to build our retirement home in 1986 was that the area west of us (between 1570 Champions, north-side, and the club house) was specifically zoned green area - no buildings were to be placed there. There was no other reason. We could have bought other golf course lots in The Shores for less money.
2. Both Mr. Holt and the Real Estate agent, Betty Littlefield, assured us that this area would remain green space.
3. In building our home, we complied, in good faith, with the various restrictions of Phase I, such as house area, garage-facing, roofing, etc. We understand that the proposed, much higher-density, homes, will not meet these same requirements.

4. We feel that the proposed "golf villas" will not only degrade our property drastically, but will degrade the entire area, due to density, size, congestion, and loss of green area. Also, these villas will be only a few feet away from our lot line.

In closing, we strongly feel that all present green areas of The Shores should be retained as such and that no drastic zoning changes be allowed in built-up areas. We also believe that, since we purchased our lot in good faith, that the people with whom we made the agreement should be forced to live up to their end of the bargain.

Please reject this zoning change.

P.S. Julie, please copy each P&Z Comm. member.



William F. Nolden



Kathryn P. Nolden

January 12, 1989

Planning and Zoning Commission
City of Rockwall, Texas

Attn: T. Quinn, Chairman

Subject: Case No. P & Z 88-59-Z

Dear Mr. Quinn,

I am a property owner living at 1540 Champion Drive, in The Shores.

I am opposed to the request to rezone the area North of Champion Drive, West of lot H-16 (1570 Champion Drive) and East of the Tennis Court area. This area is proposed to be zone for Golf Villas. It is proposed to build 12 units and roads on this 3.7 acres property.

When we built our home on lot H-13 (1540 Champion Drive), this area in question, was then and now is zoned for County Club use. This is Club House, pool, tennis courts, and etc.

Our property is under Phase I Deed Restrictions. These restrictions require us to have:

- 1. The ground floor area of the main dwelling exclusive of porches, garages to contain not less than 2200 square feet, on a building lot of 10,000 minimum square feet.*
- 2. All structures located West of Shores Boulevard shall not exceed a building height of twenty-four (24) feet above the highest existing lot elevation.*
- 3. No garage shall open onto a street. No garage shall open onto the Golf Course in that case where the lot is contiguous to the Golf Course.*

The rezoning of this 3.7 acres and the building of these proposed 12 units that do not have the same minimum square foot, and height standard as those house adjacent to them in Phase I, will lower the value of our houses.

The proposed two stories Golf Villas to be built on this property do not meet any of the above mentioned Phase I restrictions which is adjacent to this proposed rezone area.

The lot H-16 which is the last East lot in Phase I will have along their East lot side, five (5) Golf Villas, two stories high, within 15 to 70 feet of their lot on the East side.

We are opposed to the proposed rezoning of this 3.7 acres on the North side of Champion Drive and East of lot H-16 in The Shores PD-3.

THE SHORES HOMEOWNERS ASSOCIATION

1340 Shores Circle
Rockwall, TX 75087
April 25, 1988

Mr. Don Smith
5801 Ranger Drive
Rockwall, TX 75087

Dear Mr. Smith,

Enclosed are signed petitions representing over 80% of the homeowners in the addition commonly known as The Shores.

By this letter, the residents of The Shores and the Shores Homeowners Association requests that a periodic review be conducted by the Rockwall Planning and Zoning Commission on PD-3 Shores Master Plan, Shores Phases II, III, and IV in order to upgrade the single home dwelling space requirements to the 2200 minimum square feet required for The Shores Phase I. This periodic review is requested under City Ordinance No. 86-9 in order to maintain property values of the residents in Shores Phase I. The petition more clearly states our request.

Your immediate action on this request will be appreciated. Please contact me at 1340 Shores Circle, Rockwall, 722-2245 or Milt Wittig at 1160 Ridge Road West, Rockwall, 771-4724 and let us know the earliest date that this may be put on the agenda for the Planning and Zoning Commission.

Thank you for your consideration.

Sincerely,



Ed Schwaneke, President
Shores Homeowners Association and
Directors



Dennis Reese

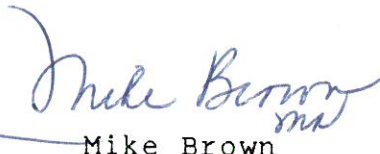


Jeffreylin McCarley

Debbie Hughes



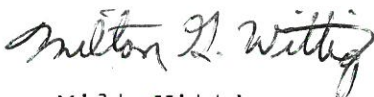
Roger Nielsen



Mike Brown



Linda Kennimer



Milt Wittig



Carol Larson

Planning & Zoning Commission Chairperson
c/o Julie Couch Asst City Mgr.

Sept meeting

THE SHORES HOMEOWNER'S ASSOCIATION

Mr. Joe Holt
c/o First Garland Savings
P. O. Box 969005
Garland, Texas 75046-9005

May 6, 1988

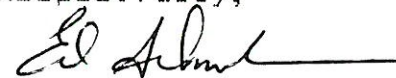
Dear Mr. Holt:

As directed at the City Council Meeting on May 16, the Shores Homeowner's Association has formed a committee to meet with you to work towards a mutually acceptable zoning plan for the currently undeveloped areas of Shores. If we are able to arrive at a mutually agreeable plan, then this would be presented to the Planning and Zoning Commission at their September meeting. It would, of course, be in both the Homeowner's and your best interest if this could be accomplished.

We, therefore, are available to meet with you towards this end at your earliest convenience. Please contact me or Milt Wittig to set up an agreeable date, time and place to meet. I would be happy to hold the meeting at my house or at another place convenient to all concerned.

We will look forward to hearing from you and working towards a resolution of our differences that is acceptable to all parties.

Respectfully,



Ed Schwaneke
President

cc: SHA Board Members
City Council Members
Planning & Zoning Chairman ←

Shores Homeowners Association
Zoning Committee Report
December 26, 1988

Following is a brief summary of the recommended zoning changes agreed upon between the zoning committee and the developers. All references to sq. ft. refer to minimum dwelling size. The minimum in Shores Phase One (where we live) is 2200 sq. ft. We have agreed that all areas immediately abutting or across the street from the existing development will be changed to minimum 2200 sq. ft. See the attached map for further reference.

North of Ridge Road West, Shores Circle, Plummer

Current: Zoned two rows of 1800 sq. ft. residences; remainder 1500 sq. ft.

Proposed: One row of 2200 sq. ft., one row of 2000 sq. ft. minimum, and the remainder of the 70 acre tract a minimum of 1800 sq. ft. The currently unzoned area to the far north would be 1500 sq. ft. minimum.

East Entrance Area (Ridge Road West), South Side

Current: The 24 acres adjoining HW 205 are zoned for multi-family and 13 acres for patio homes.

Proposed: The multi-family development will be limited to 17.2 acres adjacent to HW 205 with a separate entrance to the highway. A 5.2 acre retail area at the southeast corner of HW205 and Ridge Road is planned with a green belt separating these areas. The remaining area is single family with 2200 sq. ft. abutting the current development, followed by a row of 2000 sq. ft., and the remainder 1800 sq. ft. All houses facing Ridge Road West will be 2000 sq. ft.

East Entrance Area (Ridge Road West)-North Side

Current: Zoned for 1500 sq. ft. single family dwellings.

Proposed: New construction will be 2200 sq. ft. abutting existing homes and 2000 sq. ft. facing Ridge Road West. The remainder will be 1800 sq. ft. with the front 3.5 acres being green belt or a park area.

South of Champions Drive

Current: A mixture of single family, multi-family and patio homes, with single family sized from 900 to 1500 sq. ft. minimum.

Proposed: All single family. Lots facing Champions become 2200 sq. ft. The golf holes south of Champions will be split and a new par three hole added with all homes around these holes 2200 sq. ft. West of this, there is 16.7 acres of 2000 sq. ft. homes and the remainder planned for 1800 sq. ft. housing. The remaining 20 acres is zoned for "golf villas".

North of Champions Drive

New: The 3.7 acre area between the tennis courts and existing homes is proposed to be zoned for "golf villas".

1625 Shores Boulevard
Rockwall, Texas 75087

January 9, 1989

Planning and Zoning Commission
205 West Rusk Street
Rockwall, Texas 75087

Re: Case No. P&Z 88-59-Z

Gentlemen and Mesdames:

I appreciate the Planning and Zoning Commission's efforts to solicit reaction from residents of The Shores neighborhood to The Shores "PD-3", Planned Development No. 3, to revise the land uses and area requirements for development within PD-3. Unfortunately, because I work days, as most people do, I am unable to review a copy of the revised master plan on file at Rockwall City Hall referred to in the letter sent by Julie Couch to Shores residents. It would have been a great courtesy if the Commission would have made a copy of such plans and distributed them in addition to the property description which is attached to Ms. Couch's letter.

Despite my inability to visit city hall, I have received a copy of a document entitled "Development Areas for The Shores--PD3" from the Shores Homeowners Association which I have attached hereto and which I assume is the master plan referred to in your letter. (Please inform me if my assumption is incorrect.) I have reviewed the plan and the summary description prepared by the Shores Homeowners Association (which is also attached hereto). As I may be unable to attend the Planning and Zoning Commission meeting on January 12, I write to impart the following objections and comments regarding the plan.

(1) In general, the plan appears to be a great improvement over pre-existing public plans and zoning for this area. However, previous plans included provision for a public park which does not appear to be included in the current plan. I cannot see how it can be objectionable, and I know that it is customary, to ask that developers create public facilities (such as parks) in connection with obtaining approval of development plans. It is usual for such facilities then to be contributed to the city for ownership, maintenance and insurance coverage. The lack of a public park in this plan is especially problematic because there are substantial

numbers of children who reside in the Shores and there is presently no park area (other than greenbelt area) to which such children could travel without crossing a highway. The problem is compounded by the fact that the Shores neighborhood has no sidewalks and when such children desire to play away from their homes the street becomes an accident waiting to happen. I recognize that there are several areas designated "park greenbelt" in the plan, however, it is my understanding is that this essentially is an area of undeveloped grass which acts as a buffer zone between areas. My feeling is that such "park greenbelts" are hardly parks and are not sufficient for the safety and recreation of our children. Therefore, without provision for a city park to be developed by the developer and donated to the city, I cannot support the plan. I respectfully request that the Planning and Zoning Commission negotiate with the developer for the inclusion of a children's park.

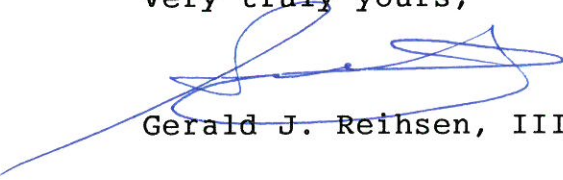
(2) Though the plan appears to deal with a substantial area abutting and surrounding the Shores neighborhood, I note that the area currently zoned SF-10 which is east of the point where Shores Boulevard meets Champions Drive, is excluded from the plan. The present zoning of this area is at a level which has been previously deemed unsatisfactory by Shores residents and was the purpose for the negotiations leading up to the current plan. I am not aware who the owner of the land east of Shores Boulevard is, but it appears to me that while the city is rezoning areas surrounding the Shores neighborhood in order to preserve property values and the city's tax base that it should not leave conspicuously absent from such upgrading an area which would not, if developed to the standards presently set as the minimums pursuant to the current zoning requirements, fit in with the current development in the Shores and seems a not insubstantial risk of reducing property values in the Shores neighborhood.

(3) Finally, I have some concern as to the "Club Villas" noted on the master plan. I know that developments of the type which seems to be suggested for the "Club Villas" can be of extremely high quality and would be desirable to have in any city or neighborhood if of such high quality. However, I also know that such developments can be created at a very low quality level and at a nature which is totally incompatible to the homes and neighborhood which they would border and which currently exist in the Shores. Therefore, though I do not object to the "Club Villas" as such, I could not support the plan unless there were put in place the ability for the city (perhaps through the Planning and Zoning Commission) and the Shores homeowners to approve the eventual nature of any such Club Villas development. Therefore, I respectfully request that the Commission negotiate such controls from the developer.

City Zoning and Planning Commission
January 9, 1989
Page 3

ability to work together and improve a formerly entirely unsatisfactory situation. However, I cannot support the proposed plan without receiving satisfactory solutions to the problems I have mentioned in this letter.

Very truly yours,



Gerald J. Reihsen, III

GJR:lc
cc: Mr. Joe Holt
Ms. Julie Couch
Mr. Ed Schwaneke
Mr. Milton Wittig
2361a

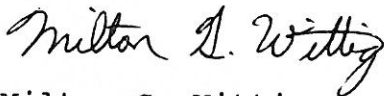
1-23-89

Attention: Rockwall Park Commission

The Shores Homeowners Board has considered the objections of the residents on the proposed 3.5 acre park located north of the Shores entrance adjacent to Highway 205. The board has reconsidered the location of this park and has deemed it unsafe and impractical for residents of the Shores. Presently, there are no sidewalks in the Shores. Small children would have to walk, or ride their bicycles, on Ridge Road West in order to get to the park. This street is the only thoroughfare entering the Shores and is heavily traveled by cars. The proposed park itself is adjacent to Highway 205, which is heavily traveled with vehicles. There is a problem of security of unsupervised young children against possible individuals who may use this segment of Highway 205.

We urge the Park Commission to reconsider this proposed park location which the Planning and Zoning recommended as a proposed park at the January 12 meeting. The park as located in the PD-3 plan is more desirable for residents of the Shores, based upon safety and a centralized location. We would like to see more definite plans on this park location, such as an entrance for the residents, landscaping, and facilities.

Regards,



Milton G. Wittig
Chairman, Civic and Government Committee

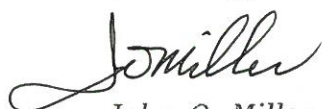
MGW:bas

cc: Ed Schwaneke, President - Shores Homeowners Board
Joe Holt
Julie Couch

We are convinced that this rezoning would cause an economic hardship to the property owners in the area by lowering their property value; hamper their resale opportunities; and change the aesthetic appearance originally intended for the North side of Champion Drive in The Shores.

Thank your for your consideration in this matter.

Sincerely,



*John O. Miller
1540 Champion Drive
Rockwall, Texas*

*CC: Mrs. J. Couch ✓
Hank Crumbley
Leigh Plagens
Bill Sinclair
Bob McCall
Robert L. Wilson
Mike Reid*

H. I. LINN
1870 Windhill Circle
Rockwall, Texas

February 14, 1989

To: City Council Members

Frank Miller - Mayor	Norm Seligman
Nell Welborn - Mayor Pro Tem	Don Smith
David Elkins	Alma Williams
Pat Luby	

Subject: The Shores 215 Joint Venture
Case P & Z 88-59-Z
Planned Development No. 3

On February 20, 1989 it is understood that the City Council will again review the recommendations of the last meeting regarding the subject case.

The proposed tract of 3.7 acres on Champions Drive is currently designated for the specific use of the Club. The area is intended to be open for future expansion and use by the Club.

Once again it is our recommendation to the Council that the tract should remain as platted originally.

Alternatives for consideration:

1. Develop, sell and construct Club Villas in the proposed 20 acre area south of and west on Champions Drive.
2. If it is necessary to sell lots from the Club property- plat a similar continuation of the present lots on Champions Drive into lots 17, 18, 19, etc. Use the same Shores zoning restrictions- minimum for residences 2,200 square feet minimum and individual lots 14 - 16,000 square feet.

It is trusted that no further action will be taken; which should help maintain the values of the present residences in the immediate area.

Respectfully yours,



H. I. Linn

HLL:pl

cc: J. Couch

February 17, 1989

City Council

City of Rockwall, Texas

Attn: Frank R. Miller
Mayor

Subject: Case No. P & Z 88-59-Z

Dear Mr. Miller,

We thank you and the other members of Rockwall City Council for the time allowed for public input at the February 6th meeting.

We are addressing the one proposal that was tabled during the hearing on February 6th, Case No. P & Z 88-59-Z, and is scheduled to be considered on February 20th. This concerns the 3.7 acres which abuts the last home in Phase I, at 1570 Champions Drive.

Without reiterating all of the facts which were presented in letters to you and by public expression why this should not be approved, we want to point out very obvious information that is necessary for you to consider in reaching your decision.

1. Of all the people in attendance at the February 6th meeting, and all those speaking, there was not one (1) expression in favor of this 3.7 acres being developed as Mr. Holt, the seller of the lots, presented. In fact, some of the council persons, themselves, expressed concern whether the plan as proposed by Mr. Holt was feasible.

2. The conceptual plan that you have requested of Mr. Holt -- this is only his concept of what can be done to make this property salable. After he once sells these lots, by his own admission, he is not the developer -- therefore, he would have no responsibility as to the actual home that is built on this property. By the restrictions established by the city of Rockwall, these homes could be thirty feet in height -- far exceeding the height restriction enforced for the remainder of the homes on Champions Drive. and other golf course lots. They would also have lesser restrictions than in Phase I -- of which you are already familiar.

3. In the Master Plan and platting of the Shores, the 3.7 acres was never designated for residences or included for residential development. This reflects the good judgement that was made to achieve and maintain the aesthetic quality originally intended for the Shores.

This is demonstrated when the purchase of the land to be developed from the previous owner by the Shores Joint Venture 205 -- this 3.7 acres was not included in the total package of the land to be developed.

4. The action taken by City Council, February 6th provides more than enough area for golf villas. The forty acres allocated would permit over 300 Golf Villas a minimum of 1,250 square feet in size -- one and one half times as many homes presently located in the entire Shores. They, too, are in a location which has always been designated for golf villas and which we were all aware when we purchased our property.

This area would more than satisfy the demand for golf villas -- without raping a prime property area and causing a de-escalation of property values for the residents already living here.

5. These lesser restricted homes will be viewed from the golf course and the approach to the Shores Country Club. Champion drive is the main artery to the club for residents and everyone who patronizes the Club.

6. Keep in mind -- a committee of homeowners met with Mr. Holt. They made specific proposals for this 3.7 acres. He was not receptive to any one of them.

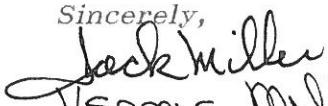
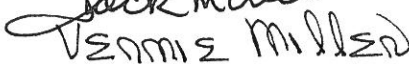
We are sure, in decisions like this, you feel the import of having been elected to City Council to represent all the people -- not just one man or small group to make financial gain. We are not against a developer making money - we are against a developer making money by taking action that downgrades our homes and the development in which we live.

We support a developer's action when he proposes within the specified restricted areas, homes that are equal to or upgraded from the homes that are already in existence. If a developer practices this, he then demonstrate that he has the best interest of the homeowners and the proper development of the entire area.

One council person expressed that he addresses these decisions with this question "How would I feel if my home were involved?". We ask you the same question, "How would you feel in this particular situation?"

The decision rest with you ! With objectivity, clear conscience and heart - this 3.7 acres should not be developed for Golf Villas. It does downgrade. Downgrading is not good for the Shores. The Shores is a very important development in the City of Rockwall.

cc: J. Couch
David G. Elkins
Pat Luby
Norm Seligman
Don Smith
Nell Wilborn
Alma Williams

Sincerely,


Vernie and Jack Miller
1540 Champions Drive

1310 Champions Drive
Rockwall, Texas 75087

February 16, 1989

The Mayor and City Council
City of Rockwall, Texas

Thank you for listening to the voters from the Shores at the public hearing on the rezoning of the development on February 6th, 1989.

Two areas of concern remain that warrant further consideration.

First is the small size of the residences approved for the 20 acre tract south of the club house. This is prime view property on the highest ground available and it is being approved for the smallest size dwellings in the whole area. This is outrageous and should not be allowed. Even 1250 square feet is not commensurate with the value of the property, particularly on the west and north of the tract. If the city and the developer are interested in maintaining the quality that attracted us all here to begin with, this area should be raised to a higher classification that will insure the maintenance of property values that it is your duty to uphold. It is not too late to correct this situation.

Second, the 3.7 acre site that was not acted on at the Feb. 6th meeting remains a real concern, particularly in view of the apparently undisputed assurances given that this area was to be retained as green space or for recreational uses. Incidentally, this appears to be the smallest 3.7 acres in history and it's hard to visualize even 10 units fitting in without real crowding; given any reasonable set back, side clearances and utility requirements on a sloping hillside.

Of more concern is the repudiation of the concerns of the present citizens for the benefit of one. If the developer needs to raise money he has ample sites available with utilities in place that should satisfy his short term needs without sacrificing the long term value of our homes and the community. A relatively high density group of residences appended to the end of a row of good single family homes does not appear to be warranted under any circumstances.

Therefore we oppose this area being used for residences from the standpoint of aesthetics as well as the broken promises involved and it is urged that any use be disapproved that would build on this site.

Thank you for your consideration.

Marian E & James L. Erickson

Ms Couch,

2/15/89

This cannot be
passed. He did not
buy a home at the
shares to have it
turned into a ghetto!
Please advise the
Council on our
behalf to turn this
proposal down!

Thank you

Cathleen + Bill Weibel
1655 Plummer Dr.
Rockwall

THIS IS IMPORTANT TO YOU!

SHORES HOME OWNERS

On February 6, Rockwall City Council Approved all the proposals as presented by the Shores Home Owners --- except the 3.7 acres which abuts the last house in Phase I, 1570 Champion Drive on up to the tennis courts. The proposal is for ten or twelve golf Villas to be built here that do not have to comply with at least three of the major restriction that are now enforced for the remainder of the homes on Champion Drive and other golf course lots. This area was designated for Country Club use where homes were never intended to be built.

Whether you live on Champion Drive or not -- you will be affected. It will downgrade the properties in the area. It will establish a precedence for homes of lesser restrictions to be built in an area where they were never intended. These homes will be viewed from the Golf Course and the approach to the Country Club on Champion Drive This proposal will affect every resident.

This proposal will be voted on at City Council next Monday evening, February 20, 7:00 P. M., City Council Chambers.

This is not a public hearing. You will not be expected to speak unless you so choose. Your attendance will show that you want City Council to vote against this proposal.

For the good of all of the Shores - can we count on your being there?

February 15, 1989

Sincerely,

Your Neighbors

Billie & George Lubke

Katie & Bill Nolen

Vernie & Jack Miller

2/15/89

Ms. Couch,

This cannot be
passed. We did not
buy a home at the
share to have it
turned into a ghetto!

Please advise the
Council on our
behalf to turn this
proposal down!

Thank you

Cathleen & Bill Habel

1655 Plummer Dr.

Lockwood

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 1

1. Minimum lot area - 9000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2200 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 2

1. Minimum lot area -8400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2000 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 6 feet
 - b) Sideyard set back -abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 3

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1800 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 4

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1500 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - CUB HOUSE TRACT

1. Minimum lot area - 12,500 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit
 - a) Lot 17, Block A, - 2200 square feet
 - b) Lots 18, 19, 20, & 21, Block A, - 2000 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 30 feet
7. Minimum depth of rear set back - 25 feet
8. Minimum width of side set back - 10 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

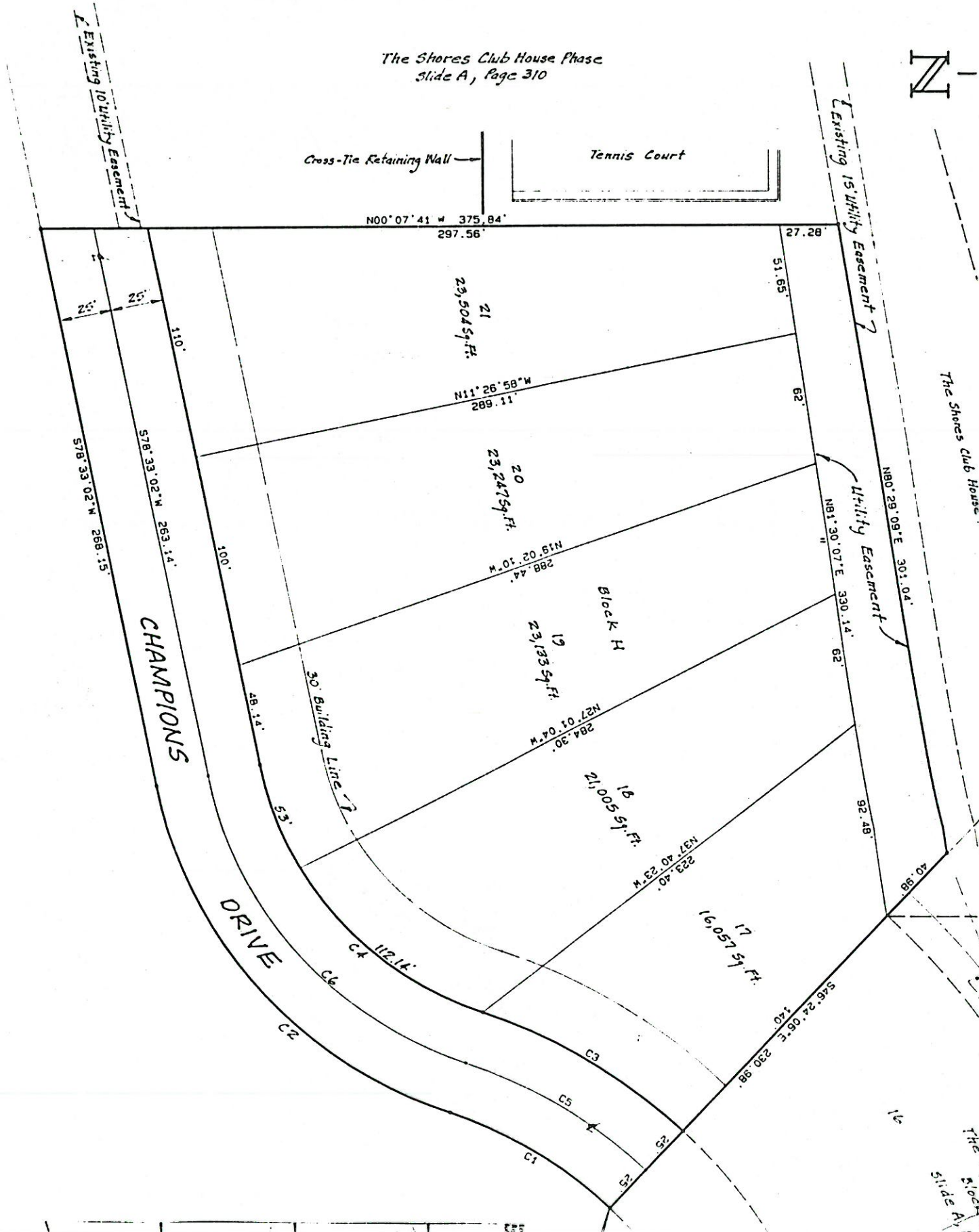
PD 3 - THE SHORES

AREA REQUIREMENTS - CLUB VILLAS

1. Minimum lot area - 5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1250 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 0 feet on one side, 10 feet on other side.
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)



The Shores Club House Phase
Slide A, Page 310



The Shores Club House

The block
Slide A

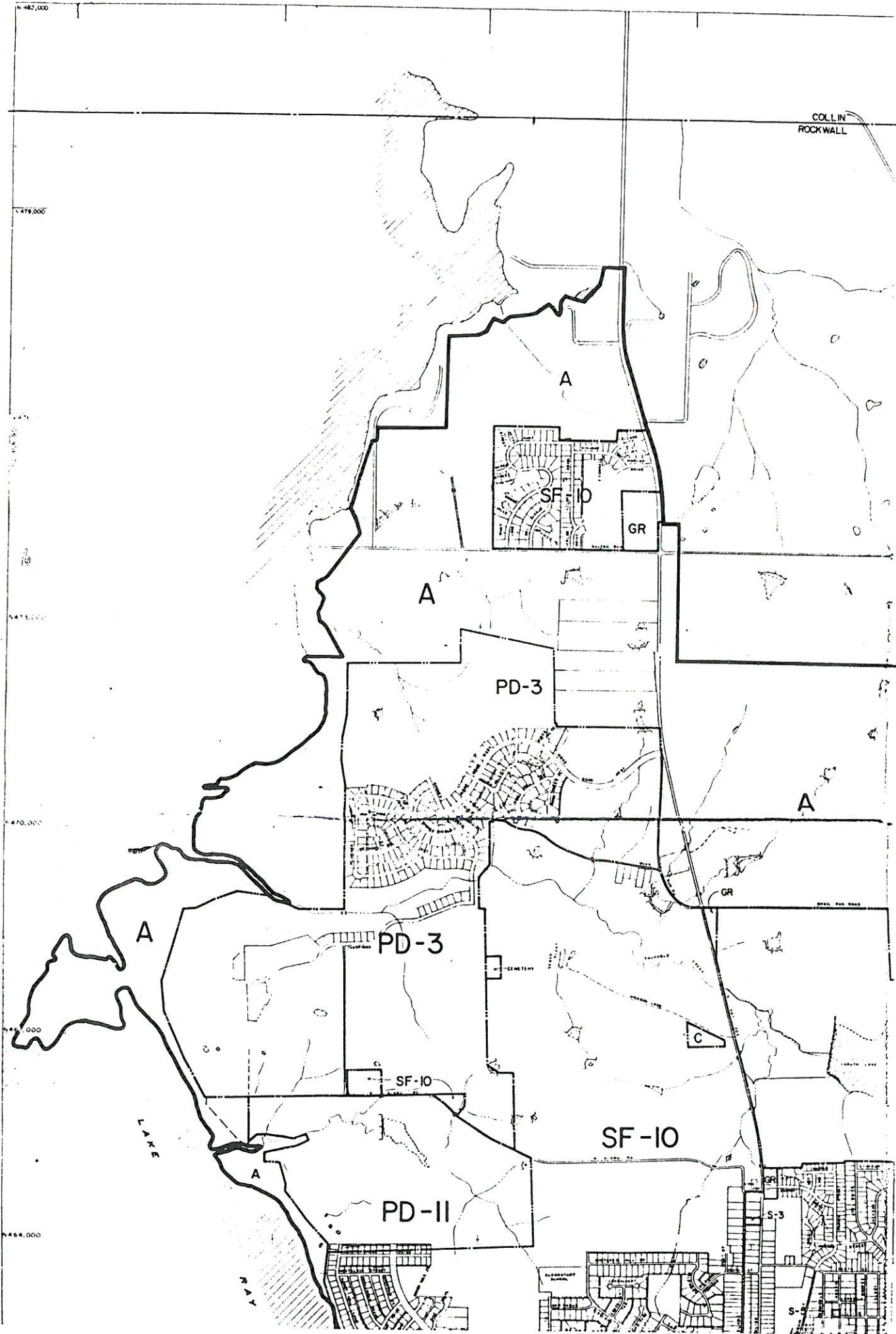
11. CHAMPIONS DR PAVEMENT

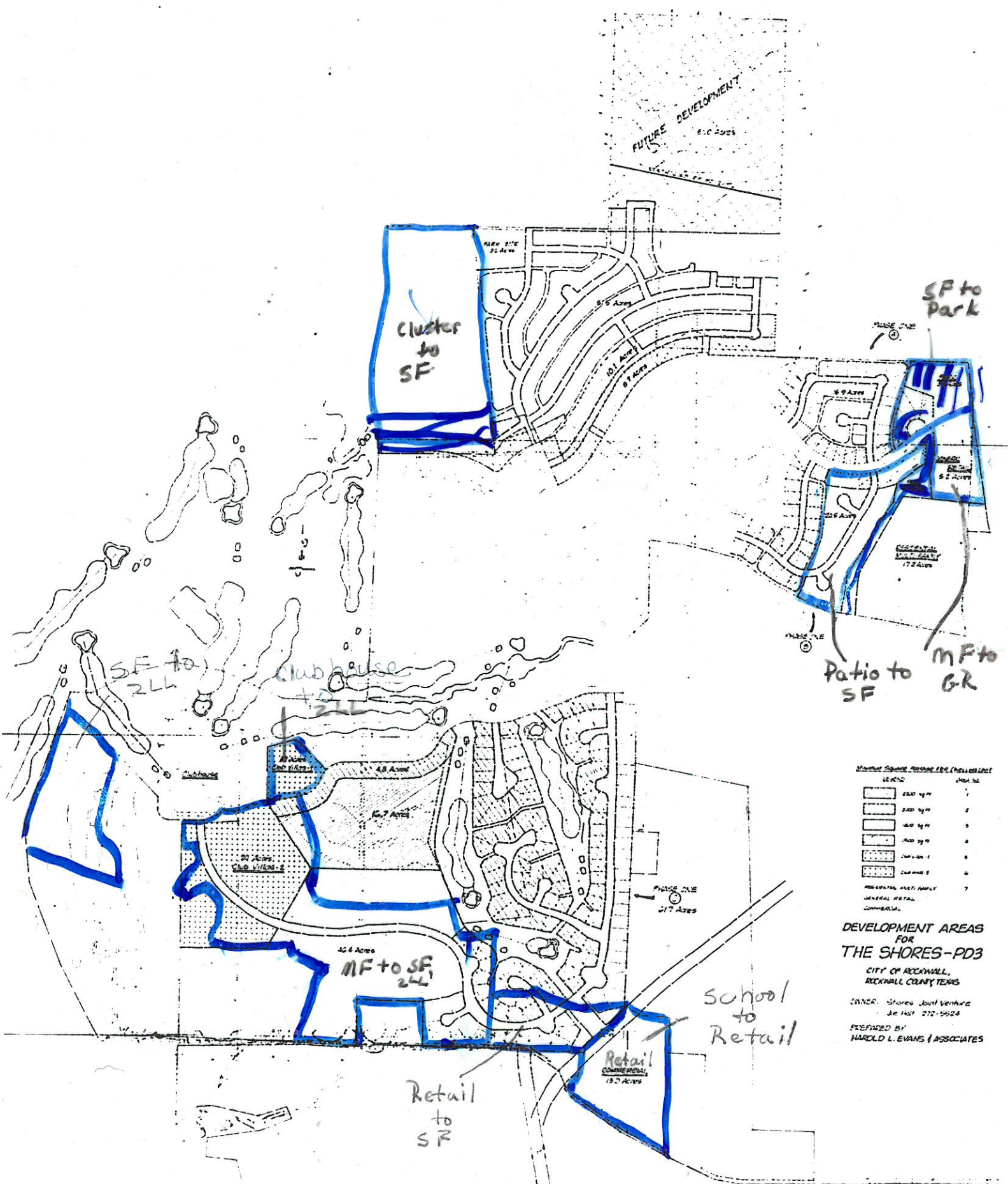
- a) POOR CONDITION NOW - 4" THICK
 - b) CONSTRUCTION TRUCKS WILL DESTROY MORE
 - c) DRAINAGE PROBLEMS.
 - d) SUBSTRATE - ON DIRT
 - e) FLOODING - WHEN PAVED.
- WHAT DO WE ADVOCATE?

WE HOMEOWNERS, NOT DEVELOPERS, WILL PAY FOR RE PAVING!

12

- a) NO DOWNGRADING OF SHORES - MOST IMPORTANT.
- b) ALL ADJACENT / ACROSS STREET LOTS FROM EXISTING HOMES - PHASE I RESTRICTIONS
- c) ALL AREA I + CLUBHOUSE TRACT RESTRICTIONS TO BE PHASE I
- d) CLUB VILLAGES TO BE REDUCED TO AREA WEST / SOUTH OF NEW SOUTH ROAD (EVEN THO NOT ECONOMIC - PRIME LOTS)
- e) COMPLETE FAVOR OF AREA S OF CHAMPIONS FROM CLUB TO HOLD #2 BEFORE ZONING REVIEW OTHER THAN LOTS ON CHAMPION
- f) ALL PRESENT TRACT HOUSING ZONING (AREA 3+4) PLAN TO BE UPGRADED. THERE IS NO NEED FOR TRACT HOUSING IN THE SHORES.
- g) PHASE I ZONING TO COMPLETELY FOLLOW ALL OF CHAMPIONS DRIVE
- h) NO HEAVY TRUCKS ON CHAMPIONS DRIVE -
- i) NEW SOUTH ROAD TO BE PLACED BEFORE ANY CONSTRUCTION ON HILL





Minimum Square Footage (Per Lot)	Lot Size	Phase No.
2500 sq ft	1	1
2000 sq ft	2	1
1500 sq ft	3	1
1000 sq ft	4	1
750-1000	5	1
500-750	6	1
RESIDENTIAL (S.F. ONLY)	7	1
GENERAL RETAIL		
COMMERCIAL		

DEVELOPMENT AREAS FOR THE SHORES-PD3
CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

OWNER: Shores Joint Venture
JULY 1991 212-9524

PREPARED BY:
HAROLD L. EVANS / ASSOCIATES

MINIMUM SQUARE FOOTAGE PER DWELLING UNIT

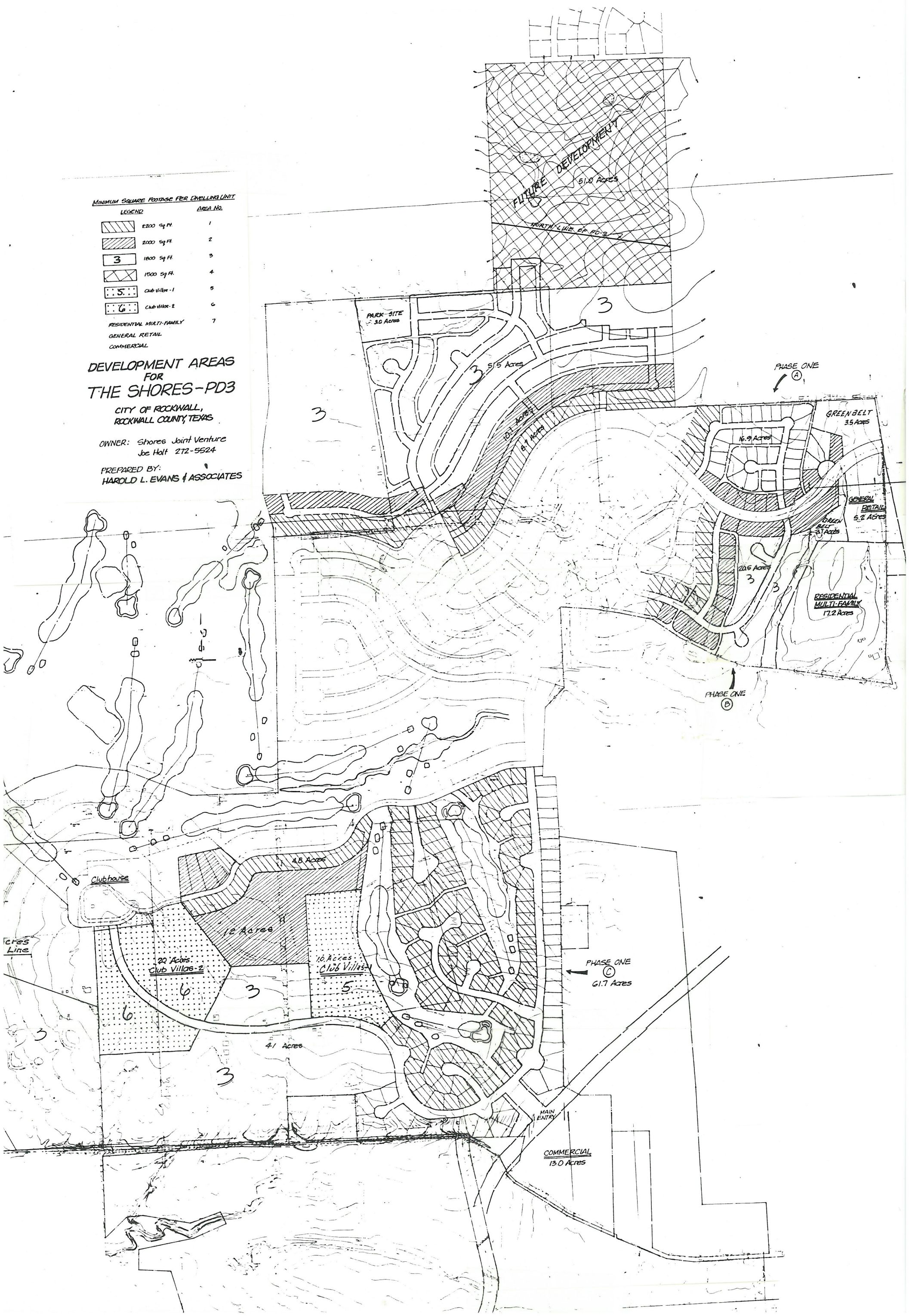
LEGEND	AREA NO.
	1
	2
	3
	4
	5
	6
	7

DEVELOPMENT AREAS FOR THE SHORES-PD3

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

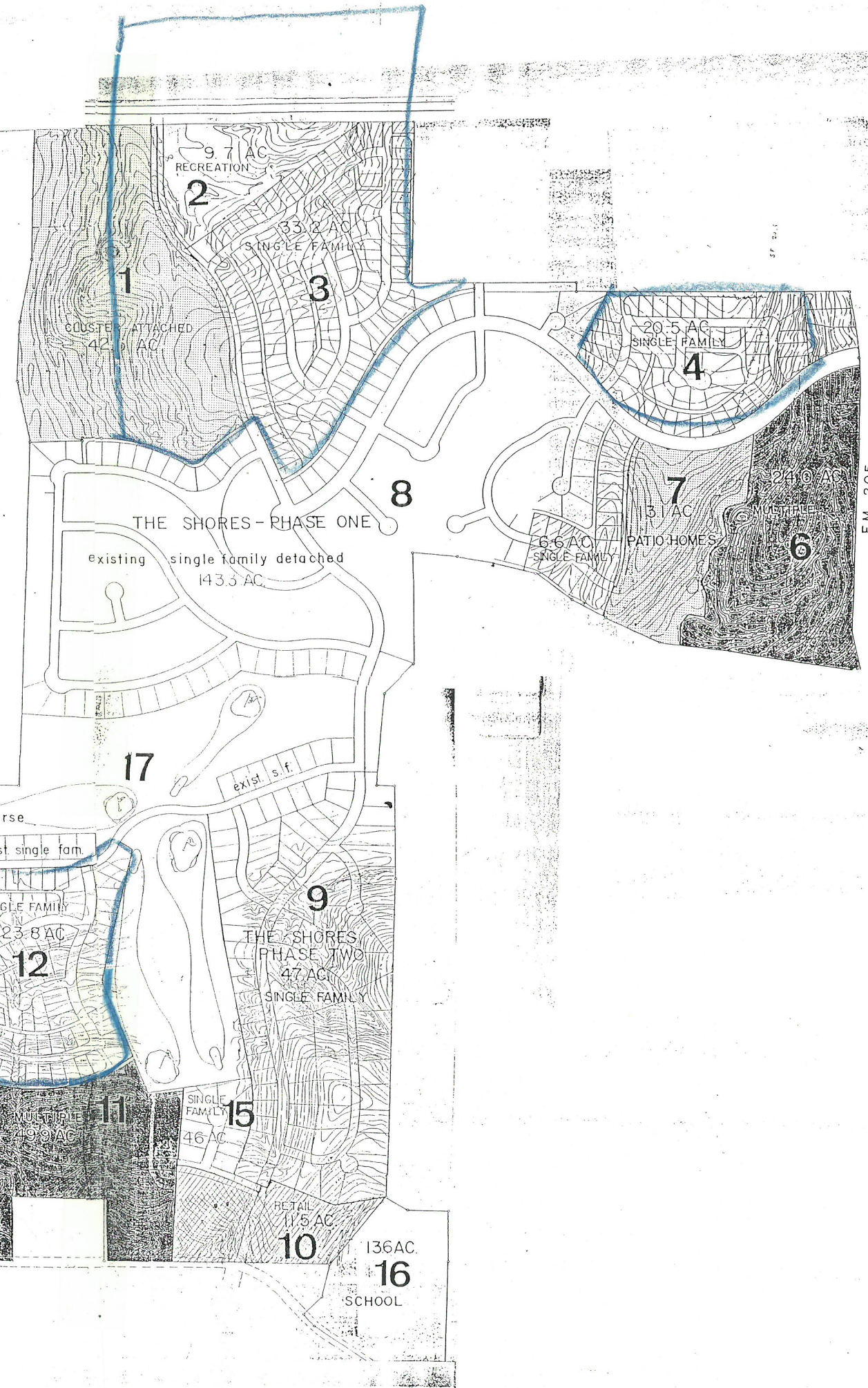
OWNER: Shores Joint Venture
Joe Holt 272-5524

PREPARED BY:
HAROLD L. EVANS & ASSOCIATES

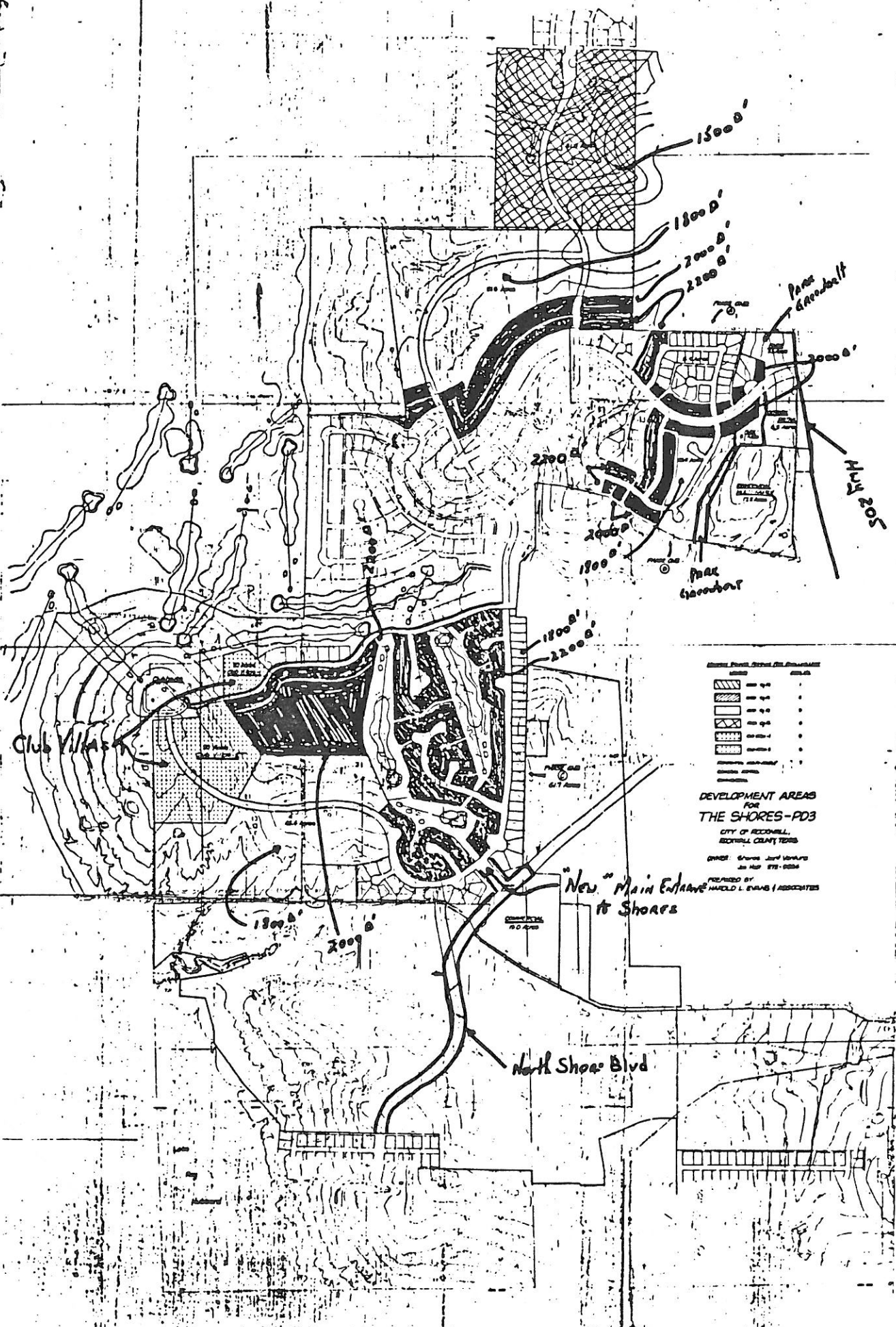


NO.	ACREAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
42.1	CLUSTER-ATTACHED	4,000 S.F.	100'	40'	315	
9.7	RECREATION	SEE NOTE				
33.2	SINGLE FAM.-DETACHED	7,200 S.F.	120'	60'	138	
20.5	SINGLE FAM.-DETACHED	9,000 S.F.	120'	75'	52	
	DELETED					
24.0	MULTIPLE				432	
13.1	PATIO HOMES	5,000 S.F.	100'	50'	79	
43.3	SINGLE FAM.-DETACHED	9,000 S.F.	120'	75'	257	
47.0	SINGLE FAM.-DETACHED	12,000 S.F.	130'	90'	120	
11.5	RETAIL	SEE NOTE			3	
49.9	MULTIPLE				858	
23.8	SINGLE FAM.-DETACHED	8,400 S.F.	120'	70'	85	
19.6	CLUSTER-ATTACHED	4,000 S.F.	100'	40'	147	
52.0	SINGLE FAM.-DETACHED	9,000 S.F.	120'	75'	173	
4.6	SINGLE FAM.-DETACHED	8,400 S.F.	120'	70'	18	
13.6	SCHOOL					
78.9	GOLF COURSE & FACILITIES	SEE NOTE			2	
S • 586.8						TOTAL UNITS • 2714

USES TO INCLUDE TENNIS, RACKET, & HANDBALL COURTS, CLUBHOUSE & PARKING, PADDOCKS AND EQUESTRIAN TRAILS, TO BE PRIVATELY OWNED AND MAINTAINED.
 TO INCLUDE TENNIS & RACKETBALL COURTS, POOL, BIKING, PARKING, CLUBHOUSE AND RELATED USES.
 USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWELL GENERAL RETAIL ZONING CLASSIFICATION.
 BUILDING SETBACK FOR SINGLE FAMILY DETACHED, MULTI-FAMILY, AND RETAIL SHALL BE 25 FEET.
 SETBACK FOR CLUSTER AND PATIO HOMES SHALL BE 20 FEET.
 LOT COVERAGE SHALL BE 35% FOR SINGLE FAMILY DETACHED, ALL OTHER AREAS SHALL HAVE LOT COVERAGE OF 40%.
 BUILDING HEIGHT FOR MULTI-FAMILY AREAS SHALL BE 3 STORIES, ALL OTHER AREAS SHALL HAVE A MAXIMUM OF 2 1/2 STORIES.
 LOG HEIGHT SHALL ALSO BE SUBJECT TO SECTION 11-102 OF THE CITY OF ROCKWELL ZONING ORDINANCE.
 NO WALL OR FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED IN SINGLE FAMILY AREA THAT BUT RETAIL FAMILY AREAS.



F.M. 205



Symbol	Description
[Diagonal lines /]	Zone 1
[Diagonal lines \]	Zone 2
[Horizontal lines]	Zone 3
[Vertical lines]	Zone 4
[Cross-hatch]	Zone 5
[Stippled]	Zone 6
[Dotted]	Zone 7
[Blank]	Zone 8

DEVELOPMENT AREAS FOR THE SHORES-P03
 CITY OF ROCKHILL,
 ROCKHILL COUNTY, SOUTH CAROLINA

DATE: March 2005
 PREPARED BY: HAROLD L. EVANS & ASSOCIATES

Club Villas

North Shore Blvd

New Main Entrance to Shores

July 2005

MINUTES OF THE ROCKWALL CITY COUNCIL

February 6, 1989

5 Mayor Frank Miller called the meeting to order with the following Councilmembers present; Nell Welborn, Don Smith, Alma Williams, and Norm Seligman. Seligman led the invocation and pledge of allegiance. Mayor Miller administered the Oath of Office to newly appointed Councilmember David Elkins. Upon being sworn in Elkins took his seat on the Council.

10 Council first considered approval of the Consent Agenda which consisted of the following items;

- a) the minutes of January 16, 1989
- 15 b) an ordinance authorizing a change in zoning from "PD" Planned Development to "C" commercial on a tract of land located on I-30 on second reading

20 The Mayor asked that item a) be pulled from the Consent Agenda. Welborn made a motion to approve item b). Smith seconded the motion. The motion was voted on and passed unanimously. Miller pointed out a correction in the first paragraph and offered a motion to approve the minutes with this change. Seligman seconded the motion. The motion was voted on and passed unanimously.

25 Tom Quinn, Chairman of the Planning and Zoning Commission, addressed the Council and outlined the Commission's recommendation on the revised preliminary plan for PD-3, a request for a change in zoning from Agricultural to Planned Development, a proposed amendment to the Land Use Plan, and a final plat for the Jerry Lamrock Addition.

30 Council then held a public hearing and considered approval of a revised preliminary plan for PD-3, the Shores. The mayor explained that the hearing would take place on one portion of the plan at a time.

35 The first portion of the plan discussed was the proposed changes in single family area requirements and the proposed buffer for existing residences which generally consisted of one row of 9000 square foot minimum lots with 2200 square foot minimum dwelling size, a second row of 8400 square foot minimum lots with 2000 square foot minimum dwelling size, and the remaining lots to be 7200 square foot minimums with 1800 square foot minimum dwellings and a small portion to be 7200 square foot lots with 1500 square foot homes. Bill Nolden, 1570 Champions, told the Council that no buffer consideration had been given the residences on his street when Club Villas I was proposed. Ed Schwanake, President of The Shores Homeowner's Association, agreed that buffering along Champions was overlooked but that the overall plan was satisfactory. Joe Holt, land planner and owner of the majority of The Shores, outlined the plan and answered Council questions. Milt Wittig, Chairman of the Governmental Affairs Committee, stated that the Association had worked with Holt for several months and urged a compromise regarding an acceptable buffer for Club Villas I adjacent to Champions.

50 Council next heard comments on the proposed park plans. Holt explained that he
had proposed to combine the 3.0 acre park site in the north and the 3.5 acre park site along
SH-205 to make one larger 5.5 acre park site on SH-205. He explained that neither the
Park Board nor the Planning and Zoning Commission approved of this plan. He had,
55 therefore, agreed to keep the 3.0 acre park site in the north and maintain the 3.5 acres
along SH-205 as green area as recommended by the Park Board and Planning and Zoning
Commission. He added that they also recommended that he be able to maintain the sales
office. Couch explained that a temporary sales office was acceptable until the property was
fully developed. Greg Trevino, 1713 Plummer, asked for clarification regarding the
60 relocation of the tee for green seven. Holt explained the realignment of certain golf tees.
Nolden addressed the Council again and stated that the park should be centrally located.
Couch outlined the requirements of the Parkland Dedication Ordinance and pointed out
that with the park in the north, there would also be a park in the northern part of
Northshore and in the PD east of The Shores.

65 Regarding the realignments proposed in the golf course, Al Martin stated opposition
to moving the fairway for number seven as his home overlooked it currently. Holt
explained that the realignment would place the tee for number eight basically in the same
place where seven tee was, and Martin would not lose his view of the fairway. Greg Broze,
1360 Champions, questioned the cart paths. Holt explained that this would not change.

70 Council briefly discussed the proposed change from a 13 acre school site to general
retail. Couch explained that was an area shown by the developer but had never been
negotiated with the School District as an appropriate site for a school.

75 Regarding proposed changes in land use (except the 3.7 acres shown as Club Villas
I), Holt briefly outlined the changes proposed. There were no questions from the audience
regarding land use.

80 The Mayor then opened the floor for questions in general. Ed Schwanake
questioned the proposal for Mr. Yang's western 30 acre tract. Couch explained that the
Planning and Zoning Commission had approved the single family and 10 acres of zero lot
line to be located adjacent to the Clubhouse and Club Villas II, but that Mr. Yang was
requesting Council to consider increasing the 10 acres of zero lot line to 20 acres. Tom
Quinn pointed out that Mr. Yang's single family developments in both his northern and
85 western tracts were subject to the same buffer requirements as previously discussed. Greg
Broze questioned requirements for Club Villas II. Couch explained that these lots would
meet zero lot line requirements including 5000 square foot minimum lots, 1000 square foot
minimum housing, and 30 foot maximum height. Broze stated concern regarding the 1000
square foot housing. Nolden again addressed the Council and stated that Club Villas were
90 not appropriate for any portion of The Shores as nothing similar currently existed. Milt
Wittig stated that the additional 10 acres of zero lot line requested by Mr. Yang would be
unacceptable to the Board of Directors for the Homeowner's Association and pointed out
some deed restrictions for Phase I which stated a maximum height of 24 feet which he said
applied to all development west of Shores Boulevard. Mike Brown, 1305 Meandering, said
that he had been responsible for architectural review since January 1, 1987, and that no

95 structures had been built over 24 feet since that time. The Mayor called a brief recess
while the City Attorney reviewed the deed restrictions. Upon reconvening City Attorney
Pete Eckert explained that the deed restrictions clearly applied only to Phase I of The
Shores development. He added that the City did not enforce deed restrictions unless it had
100 not adopted a Comprehensive Zoning Ordinance or had incorporated those deed
restrictions into the zoning of the Planned Development. Charles Yang, partial property
owner, stated that he bought The Shores in 1974 and sold Mr. Holt his portion of the
development. He outlined his request for 20 acres of zero lot line on the western tract of
30 acres and single family on the northern tract of 52 acres. He agreed to meet the same
105 buffer requirements as specified for Mr. Holt's single family development.

Council then heard comments regarding the proposed change from clubhouse use
to Club Villas I on 3.7 acres located between the existing tennis courts and Champions.
Holt addressed the Council and explained that since the Planning and Zoning Commission
hearing he had offered the homeowners compromises including reducing the number of lots
110 from 12 to 10, raising the minimum square footage from 2000 to 2200, increasing buffering
and setback requirements, reducing the maximum height from 36 to 30 feet, and requiring
rear or side entry garages only. Nolden told Council that the only acceptable development
in that location was an extension of The Shores Phase I or leaving the 3.7 acres clubhouse
use. He gave Council copies of a conceptual drawing of the possible lot layouts given him
115 by Holt. Greg Broze, George Lubke, Jim Erickson, and Vernie Miller each stated
agreement that only an extension of Phase I would be appropriate. Miller stated that she
was not opposed to Club Villas in general, but was opposed to Club Villas in the wrong
location. Margo Nielson stated that there were no guarantees that the villas would be
120 quality developments.

Council discussed at great length the testimony of the property owners, Mr. Holt, and
Mr. Yang, certain parts of the proposed plan that might be amended, and whether Council
could consider all of the plan except the 3.7 acres proposed for Club Villas I. Council
discussed approval alternatives and questioned both Yang and Holt regarding possible
125 changes in the plan as submitted.

★ Smith made a motion to approve the plan as recommended by the Planning and
Zoning Commission and as specified in the unapproved minutes of the Planning and Zoning
Commission dated January 12, 1989, as listed below except that the approval include certain
130 changes to the recommendation of the Commission also included below:

- 135 * Approval of the proposed changes in single family area requirements as
submitted for areas 1, 2, 3, and the portion of area 4 located in PD-3
including the buffer as submitted, generally consisting of one row of 9000
square foot minimum lots with 2200 square foot minimum dwelling size, a
second row of 8400 square foot minimum lots with 2000 square foot minimum
dwelling size, and the others to be 7200 square foot minimum lots with 1800
square foot minimum dwellings.
- 140 * Regarding the northern 52.8 acre tract owned by Mr. Yang, approval of the
requested change from cluster housing to single family including the buffer

zone described above.

- 145 * Regarding the 5.2 acres on the southern side of Ridge Road west at SH-205, approval of the requested change from multi-family to general retail use.
- * Requiring that a 3.1 acre strip of land to be located between the multi-family and residential property in this same general area be maintained as greenbelt by and as a part of the multi-family development.
- 150 * Approval of the requested change from patio homes to single family on 20.5 acres.
- * Retention of the existing 3 acre park site in the north and approval of a change on 3.5 acres along SH-205 from single family to greenbelt designation and location for temporary sales office.
- 155 * Approval of the requested change on 13 acres from school site to general retail.
- 160 * Approval of a change on an 11.5 acre general retail site to the requested single family zoning.
- * Approval of a change on a 49.9 acre tract shown as tract 11 on the original PD from multi-family designation at 18 units per acre to single family meeting the area requirements as approved for areas 1, 2, 3, and a portion of 4 earlier in the meeting, and to Club Villas II.
- 165 * Approval of the requested area requirements for Club Villas II which would meet current area requirements for zero lot line in the Zoning Ordinance except that the minimum dwelling size requirement would be 1250 square feet.
- 170 * Approval of a change on Mr. Yang's western 30 acre tract located south of Champions, designated as portions of tracts 13 and 14 under the original PD from single family and zero lot line, to single family designation meeting 7200 square foot lots, 1800 square foot minimum dwelling except that 20 acres adjacent to and abutting the Club Villas II with exact lines to be later determined shall be designated zero lot line and meet the requirements of Club Villas II.
- 175
- 180

185 and that the 3.7 acres of land located between existing Phase I and the tennis court area north of Champions currently designated for clubhouse use being requested for Club Villas I not be included in the approval of the overall revised plan for PD-3 but be tabled from consideration pending submittal of a definitive conceptual drawing by Mr. Holt indicating the probable appearance and configuration of the proposed Club Villas I and including the concessions suggested by Holt earlier in the meeting. Welborn seconded the motion.

190 The motion was discussed by Council. Seligman pointed out that the standard zoning procedure was that once a property was zoned, a site plan and/or plat was then required prior to proceeding with development. Eckert explained that the Council did have the ability to look at both a zoning question and a concept plan simultaneously. After much discussion, the motion was voted on and passed 5 to 1, with all in favor except Seligman who voted against the motion.

195 Council then held a public hearing and considered approval of a request from Myre Construction for a change in zoning from "A" Agricultural to "PD" Planned Development with Commercial and Heavy Commercial Uses for a tract of land located on I-30 and considered approval of a preliminary plan. Couch explained that the site was currently occupied by a metal building and housed a variety of legal non-confirming uses including office facilities, heavy equipment storage, and a contractors. She explained that the current owner wished to start another operation for bagging and outdoor landscape materials, wished to construct several storage bins, and add equipment for bagging landscape material. She listed the uses that would be included within the PD and stated that the applicant was not opposed to being zoned highway commercial if such a classification was established at a later date. Council discussed the existing uses on the property, the other existing development toward the eastern city limits and the ability to control use and development within PD zoning. Welborn made a motion to approve the change in zoning to PD Planned Development with the uses to be allowed as itemized in the agenda notes, approve the area requirements and the preliminary plan. Seligman seconded the motion. The motion was voted on and passed unanimously.

210 Council then held a public hearing and considered approval of a proposed amendment to the Land Use Plan in the vicinity of SH-205 and Sids Road. Couch explained that the development in this area was general Commercial and Heavy Commercial uses although the Land Use Plan indicated single family. Smith pointed out that Heavy Commercial zoning had been approved on several tracts in this vicinity. After a brief discussion regarding the boundaries of the proposed change, Smith made a motion to approve the amendment to the Land Use Plan. Seligman seconded the motion. The motion was voted on and passed unanimously.

220 Couch then outlined a request for approval of a final plat for the Jerri Lamrock Addition. She pointed out the location of the property on Washington south of the City park and explained that the applicant proposed to tear down the existing building to construct a new residence. She explained that the plat met all current requirements and explained that the applicant was requesting a waiver to street escrow requirements as this would be a single lot and owner occupied residence. Seligman made a motion to approve the plat and the waiver request. Welborn seconded the motion. The motion was voted on and passed unanimously.

230 Council then considered the award of a bid for an Optical Communication (Opticom) System for the Fire Department. Eisen explained that Council had previously approved the acceptance of bids for the system and that the estimated \$33,430 would be taken from the Fire Equipment Fund. Assistant Fire Chief Mark Poindexter explained that Consolidated Traffic Controls in Arlington would provide the replacement parts included

in the bid but that repairs to the system would be conducted by the State. He stated that any additional parts purchased would be at a substantially higher cost. After brief discussion regarding the purchase of the additional parts, Smith made a motion to award the bid for the purchase of the system and the additional parts as recommended. Williams seconded the motion. The motion was voted on and passed unanimously.

240

Council then considered the award of bid for an asphalt paving machine. Eisen recommended that the bid be awarded to the low bidder, Conley, Lott & Nichols Machinery Company of Dallas in the amount of \$13,571.00. Welborn made a motion to award the bid as recommended. Smith seconded the motion. The motion was voted on and passed unanimously.

245

Eisen then explained that several business owners in town had expressed concern regarding the current banner requirements of the sign ordinance and were requesting that Council consider a possible amendment. Rex Cameron, representing Ridge Road Shopping Center and Arby's listed the following concerns: 1) that the 60 square feet was not large enough for Brookshires, 2) that the permit process was inconvenient, 3) that the requirement that only one banner per business be allowed every 30 days was a hardship on Arby's or any fast food restaurant as they had continuous promotions during certain times of the year, and 4) that as Arby's faced the intersection of FM-740 and I-30, the building actually had frontage on both roads and Arby's therefore needed two 60 square feet signs at a time, one facing each road. He explained that all Arby's signs were standard corporation signs and it would costly to special order smaller signs to meet the ordinance. Eloise Cullum stated that as a business owner and a an author of the present sign ordinance, she felt the ordinance was over-regulating. Council reviewed banner requirements of other cities, discussed the current Rockwall requirements, and the economic conditions being suffered by business owners. After much discussion, Smith made a motion to suspend enforcement of the current banner requirements pending consideration by Council of a possible amendment. Williams seconded the motion. Eisen confirmed that citations already issued would follow the normal processing procedures. After much additional discussion, the motion was voted on and passed unanimously.

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Council then considered the award of bid for police radios. Chief Bruce Beaty explained that the only bid was received from Motorola in the amount of \$15,800. After brief discussion, Seligman made a motion to award the bid to Motorola. Williams seconded the motion. The motion was voted on and passed unanimously.

270

Council adjourned into Executive Session at 1:00 A.M. to discuss land acquisition regarding a portion of the Blackland Water Supply Corporation. Upon reconvening into regular session Eisen gave the City Manager's report. As there was no further business to come before the Council for consideration the meeting adjourned.

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APPROVED

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ATTEST

ORIGINAL - CURRENT PD-3 PLAN

TRACT NO.	ACREAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
1	42.1	CLUSTER - ATTACHED	4,000 S.F.	100'	40'	315
2	9.7-	RECREATION	SEE	NOTE	1	
3	33.2	SINGLE FAM. - DETACHED	7,200 S.F.	120'	60'	138
4	20.5	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	52
5		DELETED				
6	24.0	MULTIPLE				432
7	13.1	PATIO HOMES	5,000 S.F.	100'	50'	79
8	143.3	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	257
9	47.0	SINGLE FAM. - DETACHED	12,000 S.F.	130'	90'	120
10	11.5	RETAIL	SEE	NOTE	3	
11	49.9	MULTIPLE				898
12	23.8	SINGLE FAM. - DETACHED	8,400 S.F.	120'	70'	85
13	19.6	CLUSTER - ATTACHED	4,000 S.F.	100'	40'	147
14	52.0	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	173
15	4.6	SINGLE FAM. - DETACHED	8,400 S.F.	120'	70'	18
16	13.6	SCHOOL				
17	78.9	GOLF COURSE & FACILITIES	SEE	NOTE		
TOTAL ACRES = 586.8						

NOTES

- 1) PERMITTED USES TO INCLUDE TENNIS, RACKET, & HANDBALL COURTS, CLUBHOUSE & PARKING, POOL, STABLES & PADDOCKS AND EQUESTRIAN TRAILS, TO BE PRIVATELY OWNED AND MAINTAINED.
- 2) FACILITIES TO INCLUDE TENNIS & RACKETBALL COURTS, POOL, INN, PARKING, CLUBHOUSE AND RELATED PERMITTED USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWALL GENERAL RETAIL ZONING CLUSTER SETBACK FOR SINGLE FAMILY DETACHED, MULTIFAMILY, AND RETAIL SHALL BE 25 FEET.
- 3) PERMITTED USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWALL GENERAL RETAIL ZONING CLUSTER SETBACK FOR SINGLE FAMILY DETACHED, MULTIFAMILY, AND RETAIL SHALL BE 25 FEET.
- 4) MINIMUM BUILDING SETBACK FOR CLUSTER AND PATIO HOMES SHALL BE 20 FEET.
- 5) MAXIMUM LOT COVERAGE SHALL BE 35% FOR SINGLE FAMILY DETACHED, ALL OTHER AREAS SHALL HAVE A MAXIMUM LOT COVERAGE OF 40%.
- 6) MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY AREAS SHALL BE 3 STORIES, ALL OTHER AREAS SHALL HAVE THE MAX. BLDG. HEIGHT SHALL ALSO BE SUBJECT TO SECTION II-102 OF THE CITY OF ROCKWALL ZONING ORDINANCE.
- 7) A SCREENING WALL OR FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED IN SINGLE FAMILY AREA THAT ARE OR MULTI-FAMILY AREAS.

From
2/6/89
Council
packet

ORIGINAL - CURRENT PD-3 PLAN

TRACT NO.	ACREAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
1	42.1	CLUSTER - ATTACHED	4,000 S.F.	100'	40'	315
2	9.7-	RECREATION	SEE	NOTE	1	
3	33.2	SINGLE FAM. - DETACHED	7,200 S.F.	120'	60'	138
4	20.5	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	52
5		DELETED				
6	24.0	MULTIPLE				
7	13.1	PATIO HOMES	5,000 S.F.	100'	50'	432
8	143.3	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	257
9	47.0	SINGLE FAM. - DETACHED	12,000 S.F.	130'	90'	120
10	11.5	RETAIL	SEE	NOTE	3	
11	49.9	MULTIPLE				
12	23.8	SINGLE FAM. - DETACHED	8,400 S.F.	120'	70'	898
13	19.6	CLUSTER - ATTACHED	4,000 S.F.	100'	40'	85
14	52.0	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	147
15	4.6	SINGLE FAM. - DETACHED	8,400 S.F.	120'	70'	173
16	13.6	SCHOOL				18
17	78.9	GOLF COURSE & FACILITIES	SEE	NOTE	2	
TOTAL ACRES = 586.8						
			TOTAL UNITS = 2714			

NOTES

- 1) PERMITTED USES TO INCLUDE TENNIS, RACKET, & HANDBALL COURTS, CLUBHOUSE & PARKING, POOL, STABLES & PADDOCKS AND EQUESTRIAN TRAILS, TO BE PRIVATELY OWNED AND MAINTAINED.
- 2) FACILITIES TO INCLUDE TENNIS & RACKETBALL COURTS, POOL, INN, PARKING, CLUBHOUSE AND RELATED USES
- 3) PERMITTED USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWALL GENERAL RETAIL ZONING CLASSIFICATION.
- 4) MINIMUM BUILDING SETBACK FOR SINGLE FAMILY DETACHED, MULTI-FAMILY, AND RETAIL SHALL BE 25 FEET.
- 5) MINIMUM SETBACK FOR CLUSTER AND PATIO HOMES SHALL BE 20 FEET.
- 6) MAXIMUM LOT COVERAGE SHALL BE 35% FOR SINGLE FAMILY DETACHED, ALL OTHER AREAS SHALL HAVE A MAXIMUM LOT COVERAGE OF 40%.
- 7) MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY AREAS SHALL BE 3 STORIES, ALL OTHER AREAS SHALL HAVE A MAXIMUM OF 2 1/2 STORIES. THE MAX. BLDG. HEIGHT SHALL ALSO BE SUBJECT TO SECTION 11-102 OF THE CITY OF ROCKWALL ZONING ORDINANCE
- 8) A SCREENING WALL OR FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED IN SINGLE FAMILY AREA THAT ABOUT RETAIL OR MULTI-FAMILY AREAS.

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 1

1. Minimum lot area -9000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2200 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back -abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 2

1. Minimum lot area - 8400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2000 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 6 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 3

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1800 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 4

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1500 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 15 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 35%
11. Maximum height of structures - 36 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - CLUB VILLAS 1

1. Minimum lot area - 5000 square feet
2. Max.no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2000 square feet
4. Minimum lot frontage - on a public street or access easement
 - a) Internal lot - 25 feet
 - b) Corner lot - 30 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back
 - a) Front entry garage - 20 feet
 - b) Rear or side entry garage - 15 feet
7. Minimum depth of rear set back - 7.5 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 feet
 - b) Sideyard set back - abutting street - 10 feet
 - c) Sideyard set back - abutting an arterial - 20 feet
 - d) Zero lot line abutting adjacent side yard - 0 feet
9. Mimumum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 60 %
11. Mimumum amount of permanent, landscaped open space - 10 % of lot area.
12. Maximum height of structures - 36 feet
13. Minimum number of off street parking spaces per unit - 2

PD-3 THE SHORES

AREA REQUIREMENTS - AREA - CLUB VILLAS II

CLUB VILLAS II SHALL MEET THE AREA REQUIREMENTS SET OUT IN THE ZERO LOT LINE SECTION OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL

THE SHORES HOMEOWNER'S ASSOCIATION NEWSLETTER
DECEMBER, 1988

Message From The President

The Tree Trimming, Luminaria, and lighting of houses in the Shores all went smoothly thanks to the hard work of the many people involved. All of this truly makes the Christmas season in the Shores a special treat for us all. Thanks to everyone who had a part in making it happen, and a special thanks to Jan Boles, Social Chairperson, for her recruitment and coordination of all these activities.

Included with this newsletter is important information from our Zoning Committee. Please review this carefully, and attend our next Board meeting on Thursday, January 5th at 7:30 at the Club if you have questions or need further information.

I'm sorry to report that Linda Kennimer has resigned from the Board. We thank her for her service. We are happy to welcome her replacement, Joe Enzone, and look forward to his contributions to the Board.

If you haven't paid your 1989 dues yet, please send a check for \$20 to our treasurer, Debbie Hughes.

Finally, best wishes from me and the rest of the Board for a great New Year for you and your family. Do a favor for a neighbor.

Ed

* Zoning Committee Report

Nearly a year ago, the Board began formally addressing the concerns of a number of residents concerning the current zoning of the undeveloped areas surrounding the Shores Phase One development, in which we all live. It began in January with a meeting with the developer, resulting in a petition being heard by the City Council in June, and has come to this point with a compromise agreement between the Board and the developer, Mr. Joe Holt. This proposal for changes in zoning will be heard before the Planning and Zoning Commission on January 23 at 7:30 p.m. at City Hall.

The Board's Zoning Committee is to be commended for their hard work and many meetings in reaching this compromise. I want to especially thank Mr. Holt for his willingness to meet with us, share information with us, and to sincerely consider our concerns. Your Board feels a fair compromise has been reached, and an exciting up-scale development proposed South of Champions Drive which will enhance all of our property values. A brief explanation of the zoning changes agreed upon, and a map outlining these is enclosed for your review. Attend the next Board meeting if you have comments or questions. You are also encouraged to attend the Planning and Zoning public hearing on January 12th.

January 24, 1989

Mrs. Julie Cooch
Assistant City manager
City of Rockwall
205 W. Rush
Rockwall, Texas 75087

RE: Review and revision of zoning on PD district in The Shores
Country Club.

Dear Mrs. Cooch,

Thank you very much for the nice reception you gave us during our visit
the other day.

As you know, we are very much concerned about the pending revision of
existing zoning in The Shores Country Club. We still own a total of approximately
82 acres in the area which is further divided into two tracts, northern
tract being approximately 32 acres and southern tract being approximately
50 acres.

We naturally share the concern of current homeowners regarding the future
development of their immediate surroundings. We are agreeable to the
changes of zoning of the northern 32 acre tract into current proposal
by P and Z department to be presented to City Council on February 6, 1989.
Since this tract is adjacent to single family subdivision continuity of
same type development is desirable for all concerned.

However, we are requesting that City Council considers and grants us
the transfer of higher density zoning which is currently existing in this
northern tract to northern portion of our southern 50 acre tract, not
only for the sake of compensation for our loss of density but also for
the following reasons:

- (a) The northern portion of this 50 acre tract is adjacent to
the club house facilities and existing high density area
and thus lends itself suitable for same type of high density
development to provide continuity.
- (b) This also provides buffer zone for single family development
for the remaining 20 acre southern portion of this 50 acre
tract.

Therefore, we are requesting that 30 acres of this 50 acre tract be zoned
"zero lot line" category and remaining 20 acres be zoned single family
with minimum home size of 1,800 sq. ft. We respectfully, submit a plan
attached with this letter for your review and consideration.

Julie, we feel that we have been loyal and beneficial to the community all through the last two decades. We are the party who were instrumental in the development of the fine golf course which contributes so much to the enjoyment of area residents.

We will be appreciative if the City can give us a fair hearing on our request.

Sincerely yours,

A handwritten signature in blue ink that reads "Charles C. Yang". The signature is written in a cursive style with a large, stylized "Y" at the end.

CHARLES C. YANG, TRUSTEE

CCY/tw

Bill and Katie Nolden
1570 Champions Drive Rockwall, Texas 75087

City Council

Rockwall City Hall

205 W. Rusk

Rockwall, Texas 75087

Jan. 23, 1989

Subject: Case No. P&Z 88-59-Z

Dear City Council Member,

This letter states our intense opposition to the destruction of open space between the clubhouse and lot H-16 in The Shores community. The proposed use change:

- **Damages our home, and**
- **Sets a dangerous precedent for the whole County.**

We are certain that this change has been advanced without enough community consideration and now benefits only the developer. This will only encourage future conversion of open space to high density development.

The proposed use change devalues our home drastically.

We are the property owners at 1570 Champions Drive -- immediately adjacent to the 3.7 acre open space where Mr. Holt proposes **two-story, zero lot line dwellings**. We are the most affected by the proposed change and we will suffer an extraordinary loss if it is approved.

We bought lot H-16 for our retirement home only because it was adjacent to the 3.7 acres that Mr. Holt promised would never be used for homes. We paid a premium because no other homes would be built between ours and the club house.

Rockwall should not set a precedent for developing planned open space.

In Chandler's Landing and Lakeside we can see some unfortunate results of high density housing. The value of the homes and the attractiveness of the entire community have been compromised -- **only the developers benefit**. The balance of developed and open space in the Shores was carefully prepared in initial plans. The County should never indicate that plans can be changed simply to provide more profit for the developer.

The community has not fully considered the implications of this change.

Until January, no owner on Champions Drive was contacted about this proposal. The zoning committee's summary of proposed changes (attached) conveniently **fails to mention** the existing use of the 3.7 acres. As recently as December 11, 1988 we offered to participate with the Homeowner's "zoning committee" in discussions about continued Shores development, but were told that "there wasn't much to discuss." No mention was made of rezoning the 3.7 acres right next to our home!

To date, the successful aspect of the Shores development has been the consistent reliance on single family detached homes with minimum floor space requirements, reasonable lot sizes, and consistent height restrictions. The value of everyone's property will be decreased by higher density and the threat of similar changes to other open space.

A large amount of land is zoned for construction but still undeveloped in the Shores. It seems unwise to change recreational land before even completing the previously planned construction. When the Shores is fully developed, **the community will need this recreational area.** An idea of this magnitude (giving up open space to cluster development) should not be pushed through this quickly. More people need to hear about such changes.

Retain existing land use and area requirements.

The zero lot line buildings will not meet the Shores Phase 1 deed restrictions. As proposed, five two-story buildings will have the zero lot line spacing next to existing homes (ours). This will certainly lower our property value, but will also ruin the appearance of the whole neighborhood.

Please help us preserve our community. We need to **retain planned open space** in the Shores and the County needs policy/precedents that promote sensible development. Mr. Holt is the only one who will benefit from this proposed change.

Sincerely,



William F. Nolden



Kathryn P. Nolden

Shores Homeowners Association
Zoning Committee Report
December 26, 1988

Following is a brief summary of the recommended zoning changes agreed upon between the zoning committee and the developers. All references to sq. ft. refer to minimum dwelling size. The minimum in Shores Phase One (where we live) is 2200 sq. ft. We have agreed that all areas immediately abutting or across the street from the existing development will be changed to minimum 2200 sq. ft. See the attached map for further reference.

North of Ridge Road West, Shores Circle, Plummer

Current: Zoned two rows of 1800 sq. ft. residences; remainder 1500 sq. ft.

Proposed: One row of 2200 sq. ft., one row of 2000 sq. ft. minimum, and the remainder of the 70 acre tract a minimum of 1800 sq. ft. The currently unzoned area to the far north would be 1500 sq. ft. minimum.

East Entrance Area (Ridge Road West), South Side

Current: The 24 acres adjoining HW 205 are zoned for multi-family and 13 acres for patio homes.

Proposed: The multi-family development will be limited to 17.2 acres adjacent to HW 205 with a separate entrance to the highway. A 5.2 acre retail area at the southeast corner of HW205 and Ridge Road is planned with a green belt separating these areas. The remaining area is single family with 2200 sq. ft. abutting the current development, followed by a row of 2000 sq. ft., and the remainder 1800 sq. ft. All houses facing Ridge Road West will be 2000 sq. ft.

East Entrance Area (Ridge Road West)-North Side

Current: Zoned for 1500 sq. ft. single family dwellings.

Proposed: New construction will be 2200 sq. ft. abutting existing homes and 2000 sq. ft. facing Ridge Road West. The remainder will be 1800 sq. ft. with the front 3.5 acres being green belt or a park area.

South of Champions Drive

Current: A mixture of single family, multi-family and patio homes, with single family sized from 900 to 1500 sq. ft. minimum.

Proposed: All single family. Lots facing Champions become 2200 sq. ft. The golf holes south of Champions will be split and a new par three hole added with all homes around these holes 2200 sq. ft. West of this, there is 16.7 acres of 2000 sq. ft. homes and the remainder planned for 1800 sq. ft. housing. The remaining 20 acres is zoned for "golf villas".

North of Champions Drive

New: The 3.7 acre area between the tennis courts and existing homes is proposed to be zoned for "golf villas".

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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7:30 o'clock P.M. on the 12th day of January, 1989,
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on the following described property:

See attached description

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City of Rockwall, Texas

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Case No. P&Z 88-59-Z

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

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

- TID PIZ COMMISSION: THE INFO PROVIDED FAILS TO DESCRIBE EXACTLY WHAT WAS PLANNED. WE THUS CAN ONLY SIMPLY SAY THAT WE WANT OUR PROPERTY VALUE PROTECTED.*
1. *PROPERTIES DETERIORATE, PEOPLE MOVE OUT AND TAX BASIS DECREASE WHEN MUNICIPALITIES SET ZONING SO THAT CHEAPER PLACES, MULTI-FAMILY, COMMERCIAL ETC. CAN BE BUILT CLOSE AT HAND - CAUSING THE TOTAL AREA TO LOSE VALUE.*
 2. *THE SHORES HAS BEEN DECENT & GROWTH ORIENTED ONLY BECAUSE INVESTORS & HOME OWNERS FELT SOME DEGREE OF SECURITY THAT THEIR INVESTMENT WAS STABLE.*

PLEASE RETAIN THE PRESENT ZONING OF PD-3 OF ABOUT 2200 SQ FT OR MORE. ANYTHING ELSE WILL PRODUCE ANOTHER TACKY CHANDLERS.

Signature Wm F. Nulken

Address 1570 CHAMPIONS

(P.S. BEING OUT OF TOWN WE CAN'T ATTEND YOUR MEETING, BUT WILL MONITOR RESULTS & FOLLOW UP ON OUR RETURN)

1625 Shores Boulevard
Rockwall, Texas 75087

January 9, 1989

Planning and Zoning Commission
205 West Rusk Street
Rockwall, Texas 75087

Re: Case No. P&Z 88-59-Z

Gentlemen and Mesdames:

I appreciate the Planning and Zoning Commission's efforts to solicit reaction from residents of The Shores neighborhood to The Shores "PD-3", Planned Development No. 3, to revise the land uses and area requirements for development within PD-3. Unfortunately, because I work days, as most people do, I am unable to review a copy of the revised master plan on file at Rockwall City Hall referred to in the letter sent by Julie Couch to Shores residents. It would have been a great courtesy if the Commission would have made a copy of such plans and distributed them in addition to the property description which is attached to Ms. Couch's letter.

Despite my inability to visit city hall, I have received a copy of a document entitled "Development Areas for The Shores--PD3" from the Shores Homeowners Association which I have attached hereto and which I assume is the master plan referred to in your letter. (Please inform me if my assumption is incorrect.) I have reviewed the plan and the summary description prepared by the Shores Homeowners Association (which is also attached hereto). As I may be unable to attend the Planning and Zoning Commission meeting on January 12, I write to impart the following objections and comments regarding the plan.

(1) In general, the plan appears to be a great improvement over pre-existing public plans and zoning for this area. However, previous plans included provision for a public park which does not appear to be included in the current plan. I cannot see how it can be objectionable, and I know that it is customary, to ask that developers create public facilities (such as parks) in connection with obtaining approval of development plans. It is usual for such facilities then to be contributed to the city for ownership, maintenance and insurance coverage. The lack of a public park in this plan is especially problematic because there are substantial

numbers of children who reside in the Shores and there is presently no park area (other than greenbelt area) to which such children could travel without crossing a highway. The problem is compounded by the fact that the Shores neighborhood has no sidewalks and when such children desire to play away from their homes the street becomes an accident waiting to happen. I recognize that there are several areas designated "park greenbelt" in the plan, however, it is my understanding is that this essentially is an area of undeveloped grass which acts as a buffer zone between areas. My feeling is that such "park greenbelts" are hardly parks and are not sufficient for the safety and recreation of our children. Therefore, without provision for a city park to be developed by the developer and donated to the city, I cannot support the plan. I respectfully request that the Planning and Zoning Commission negotiate with the developer for the inclusion of a children's park.

(2) Though the plan appears to deal with a substantial area abutting and surrounding the Shores neighborhood, I note that the area currently zoned SF-10 which is east of the point where Shores Boulevard meets Champions Drive, is excluded from the plan. The present zoning of this area is at a level which has been previously deemed unsatisfactory by Shores residents and was the purpose for the negotiations leading up to the current plan. I am not aware who the owner of the land east of Shores Boulevard is, but it appears to me that while the city is rezoning areas surrounding the Shores neighborhood in order to preserve property values and the city's tax base that it should not leave conspicuously absent from such upgrading an area which would not, if developed to the standards presently set as the minimums pursuant to the current zoning requirements, fit in with the current development in the Shores and seems a not insubstantial risk of reducing property values in the Shores neighborhood.

(3) Finally, I have some concern as to the "Club Villas" noted on the master plan. I know that developments of the type which seems to be suggested for the "Club Villas" can be of extremely high quality and would be desirable to have in any city or neighborhood if of such high quality. However, I also know that such developments can be created at a very low quality level and at a nature which is totally incompatible to the homes and neighborhood which they would border and which currently exist in the Shores. Therefore, though I do not object to the "Club Villas" as such, I could not support the plan unless there were put in place the ability for the city (perhaps through the Planning and Zoning Commission) and the Shores homeowners to approve the eventual nature of any such Club Villas development. Therefore, I respectfully request that the Commission negotiate such controls from the developer.

City Zoning and Planning Commission
January 9, 1989
Page 3

ability to work together and improve a formerly entirely unsatisfactory situation. However, I cannot support the proposed plan without receiving satisfactory solutions to the problems I have mentioned in this letter.

Very truly yours,



Gerald J. Reihsen, III

GJR:lc

cc: Mr. Joe Holt
Ms. Julie Couch
Mr. Ed Schwaneke
Mr. Milton Wittig

2361a

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. P&Z 88-59-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. I am opposed to "more" commercial zoning in my area.

2. I am opposed to "more" single family dwellings.

3. I am opposed to further development close to my lot due to the fact that the Shores tends to use my street as an alley for three of their homes located at the end of Quail Run Now.

Signature Jerry A. Woodall

Address 218 Quail Run

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Case No. P&Z 88-59-Z


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

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

1. See attached letter.

2.

3.

Signature 

Address Gerald J. Reihsen, III
1625 Shores Boulevard
Rockwall, Texas 75087

H. I. Linn
1870 Windhill Circle
Rockwall, Texas

January 26, 1989

To: City Council Members

Frank Miller - Mayor	Pat Luby
Nell Welborn - Mayor Pro Tem	Norm Seligman
John Bullock	Don Smith
David Elkins	Alma Williams

Subject: The Shores 205 Joint Venture
Case P & Z 88-59-Z
Planned Development No. 3

On February 6, 1989 it is understood that the City Council will review the recommendations of the last P & Z Committee Meeting regarding the subject case.

The Compromise agreement reached between the Developer and the Shores Home Owners Board was discussed and reviewed with the P & Z Committee Meeting held January 12, 1989. The development areas in this case were divided into individual tracts for consideration, discussion and decision on each tract.

The last tract considered was the 3.7 acres proposed for Club Villas and adjacent to the row of lots 16 thru 9, Block H on Champions Drive. All of these residences were constructed to the present Shores zoning restriction with a minimum of 2,200 square feet and the individual lots are 14 - 16,000 square feet.

The proposal for the tract of 3.7 acres is to be taken from the area presently designated for Club use - to develop a cul-de-sac with twelve (12) Club Villas on the site.

The P & Z Committee heard the discussion from the concerned residents and did not pass the request to change the zoning on this area.

It is our recommendation to the Council that the tract should remain as originally platted since the area was intended to be open and part of the Shores Club property for future expansion and specific use of the Club.

H. I. Linn
January 26, 1989
Page 2

The original plat showed only the individual lots from 1 thru 16 on Champions Drive. The owners and prospective buyers are under the impression the lots on Champions Drive would end with lot 16 adjacent the Club property. The area to the West and up to the Club House is to be open for Club use.

It is thought that the proposed Club Villas would detract from the value of the present homes on Champions Drive as well as the Club site. The present values should be preserved as much as possible in an already depressed real estate market. It is therefore requested that no further action for change be taken on this individual tract.

Respectively,



H. I. Linn

HIL:pl

1310 Champion DRIVE
ROCKWALL, TX, 75087

January 31, 1989

Ms. Julie Couch
Asst City Manager
Rockwall, TX 75087

Dear Ms. Couch

This letter concerns the proposed rezoning of the Shores as envisioned in the recommendation of the Zoning Committee which the City Council will consider at its meeting the evening of February 6th, 1989 (Case No. P&Z 88-59-Z).

When we moved to this area, the quality of homes in the Shores was consistent throughout the development and had every appearance of remaining so as the area grew. The initial proposals for this new Phase as put forth by Mr. Holt drastically altered that conception. The minimum size of 2200 square feet in areas adjacent to existing homes is an improvement although not as large as the current homes in the development.

With the projected growth of Rockwall, the maintenance of a quality project, such as the Shores, seems to us to be in the best interests of both the current and future taxpayers of the City. Not only will it protect the value of homes now on the tax rolls but will insure that the area will not deteriorate in the future.

The original plat of Phase I provided for a nice mix of green space dedicated to the common good and for the recreational uses of the existing homesites. One such area between the tennis courts and lot H-16 is now being proposed

to be unplatted and converted to high density, two story "golf villas". The area is a hillside sloping down from the tennis courts on which will be built two story buildings that will dominate the tennis courts, the golf course and the one story homes on Champion Drive and across the golf course. It was our understanding, and that of all current owners, that only one-story homes would about the green space and also that the green space was sacrosanct. Apparently, this is not true or is being forgotten.

With all of the open land available to M-r. Holt it seems totally unnecessary for the city to allow this one small tract to be converted from recreational use and open space to high density, zero lot line, two story structures. It is only 3.7 acres out of hundreds available.

We strongly urge the Council not to allow this particular part of the rezoning to occur and that other alternative sites for multi-story and multi-unit dwellings be chosen if needed. This way the quality of the whole development can be preserved.

Thank you for your consideration.

Sincerely,

James L. Erickson
Marian C. Erickson

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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for an amendment to The Shores "PD-3", Planned Development No. 3, to revise the land
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See attached description

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City of Rockwall, Texas

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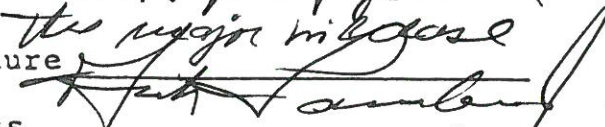
Case No. P&Z 88-59-Z

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

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

1. Champion Dr is already heavily trafficed - this plan makes it worse. -
2. The proposed "new entrance" invites "flow through"
3. Traffic from W. State -

There is no apparent provision to upgrade the streets to accommodate the major increase in use.

Signature 
Address 1370 CHAMPION DR

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Case No. P&Z 88-59-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. *in favor of light commercial and*
2. *fewer multi-family units*
- 3.

Signature W Chapman
Address 3055 N. GOLIAID

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

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

- 1.
- 2.
- 3.

Signature Robert H. [unclear]
Address 1550 Champions

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Case No. P&Z 88-59-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. *larger square footage on homes behind my home*
- 2.
- 3.

Signature Doris & Rob Mills
Address 1170 Redge Road West

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

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

1. agree with the new amendment as proposed
2. _____
3. _____

Signature John + Carol Murawski
Address 1940 Ridge Crest Pl.

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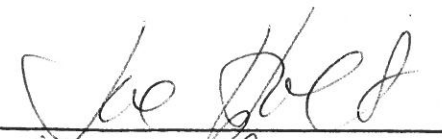
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I am opposed to the request for the reasons listed below. _____

1.

2.

3.

Signature 
Address 1675 Plummer

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Case No. P&Z 88-59-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 Grady Ford
Address 1940 Hidden Valley

BEFORE THE PLANNING AND ZONING COMMISSION
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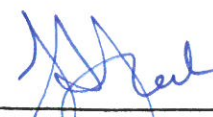
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I am in favor of the request for the ~~reasons listed below.~~ ✓

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

- 1.
- 2.
- 3.

Signature 
Address 1960 Wind Hill
Rockwall TX 75087

BEFORE THE PLANNING AND ZONING COMMISSION
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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 88-59-Z



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 88-59-Z

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

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

1. *a big improvement over the*
2. *current limits which should*
3. *help keep our property values up.*
To the city's advantage also

Signature James L. Erickson
Address 1310 Champion Dr.

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 12th day of January, 1989,
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the
request The Shores 205 Joint Venture
for an amendment to The Shores "PD-3", Planned Development No. 3, to revise the land
uses and area requirements for development within PD-3 (see attached information)
on the following described property:

See attached description

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Case No. P&Z 88-59-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 Darius Thompson
Address 3206 Aliefel - Dallas
for 103ac adjacent to
last bday of Shores.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. P&Z 88-59-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 Mark D. Cunningham
Address 1465 Meadows "The Shores"
Rockwall, TX. 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

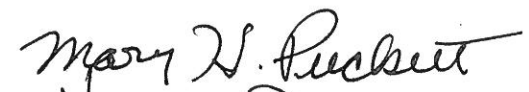
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Case No. P&Z 88-59-Z

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

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

1. A GREAT IMPROVEMENT OVER PRIOR DEVELOPMENT PLAN
2. WILL ENHANCE THE BEAUTY AND LIVABILITY OF THE CITY OF ROCKWALL
- 3.


Signature Mary W. Puckett
Address 1605 PLUMMER DR.
ROCKWALL, TX

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 88-59-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 Billy Lutzfield
Address 1970 Hidden Valley

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 88-59-Z

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

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

1.

2.

3.

Signature Wayne E. Smith
Address 1560 Meadows Circle

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 6th day of February, 1989,
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In replying please refer to Case No. P&Z 88-59-Z

Julie Covek (imp)
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 88-59-Z

I am in favor of the request for the reasons listed below. WITH THE
I am opposed to the request for the reasons listed below. FOLLOWING EXEMPTION

1. 3.7 Acres of CLUB VILLAS (RELOCATION) DESIGNATION.
2. I DO THINK IT MIGHT WORK IF SOMETHING OF QUALITY COULD BE ASSURED LIKE DWAYNE CAIN BUILT ON SOUTH
7. ALAMO (BEHIND ELDER'S GOLF COURSE + SOUTH OF 1ST BAPTIST Church

Signature Frank R. Miller

Address 220 ALTA VISTA

(adjacent undeveloped property)

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Covert (ms)
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 88-59-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 Mark Cunningham
Address 1465 Meadows, Rockwall, TX
75087

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Couck (imp)
City of Rockwall, Texas

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Case No. P&Z 88-59-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. Overall development will be improved.
2. Variety of home sites seems reasonable.
3. Restrictions on homebuilding protects value of present homeowners.

Signature Robert E. Edwards

Address 1340 Champion Dr.

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Couck (ms)
City of Rockwall, Texas

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Case No. P&Z 88-59-Z

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

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

1. IT IS FAIR TO BOTH HOMEOWNERS & DEVELOPERS
2. THIS COMPROMISE PERHAPS WILL GET OUR DEVELOPMENT OFF THE
GROUND FLOOR.

Signature Julie Couck

Address 1435 Phoenix St.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Case No. P&Z 88-59-Z

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

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

1.

2.

3.

Signature Jackie Anderson
Address 1755 PLUMMER
ROCKWALL TX 75087

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Covek (sup)
City of Rockwall, Texas

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Case No. P&Z 88-59-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. I OPPOSE ONLY THE CHANGING OF THE 3.7 ACRES ON CHAMPIONS DR. ADJACENT TO THE TENNIS COURTS. THIS HIGH DENSITY IS NOT IN KEEPING WITH THE REST OF EXISTING CHAMPIONS DR. THE "CLUB VILLAS" AS PROPOSED VIOLATE THE EXISTING DEED RESTRICTIONS AS THE DEVELOPER IS PROPOSING 2 STORY HOMES ON THE GOLF COURSE & ALSO MANY OF THE VILLAS WILL HAVE GARAGES FACING THE STREET ANOTHER VIOLATION

Signature George W. Subke

Address 1560 CHAMPIONS - ROCKWALL

WE NEED THIS AREA TO BE KEPT AS A GREEN AREA OR DEDICATED TO RECREATION. I FEEL THIS VARIATION WILL LOWER THE VALUE OF MY HOME WHICH IS AT 1560 CHAMPIONS DR, ~~AND~~ WE ARE THE SECOND HOUSE SOUTH EAST OF THIS 3.7 ACRES. THE BALANCE OF THE CHANGES ARE ACCEPTABLE TO ME,

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Julie Covek (msp)
City of Rockwall, Texas

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Case No. P&Z 88-59-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. Solid good growth.

2.

3.

Signature [Handwritten Signature]

Address 1350 Chesapeake

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Couck (ms)
City of Rockwall, Texas

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Case No. P&Z 88-59-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. We need more development in this areas
2. Mr. Holt as an land owner has the right
3. to use his land

Signature He. M. Baradoff

Address 11405 Mending Way

in which it seems
fit for his purposes.

BEFORE THE ROCKWALL CITY COUNCIL
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Case No. P&Z 88-59-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. Houses in phase I are min 2200 sqft + it would devalue the houses to build with smaller sqft houses.
 2. The area has built up well with the houses we have which means - that is what people are buying in this area of Rockwall. People will start selling homes if we let smaller ones in the same area.
- Signature Ron + Jeffreylin McCaskey
Address 1840 Hidden Hills
Rockwall, TX

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Covek (msp)
City of Rockwall, Texas

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Case No. P&Z 88-59-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. the developer has ^{made} tremendous efforts to satisfy the wishes
2. of the residents; the result is good. But the park at
3. the front is essentially useless and in a dangerous

location — not merely the proximity to 205, but, with
no sidewalks, dangerous for children to get to
Signature Applicable
Address _____

(walking Ridge Road West is
perilous even now, without
further development!) It needs to be
relocated more centrally to the development's population

ALLAN P. WELCH
1905 Hidden Valley
ROCKWALL, TX 75087

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 88-59-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. Update obsolete zoning in PD-3
2. Maintain property values of the residents in Phase I
3. Maintain the quality of the shores development with an updated PD-3

Signature Malton D. Witting
 Address 1160 Ridge Rd. W

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 88-59-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. We are opposed to the 5.2 Acre Planned Retail Zoning on HWY TRAFFIC at Ridge Road West & Hwy 205 is already hazardous. A retail development at this intersection will only add to the congestion.
- 2.
3. To alleviate further congestion in the shores, NORTH SHORE BLVD (NEW EAST ENTRANCE) should be opened before major construction in the shores is begun.

Signature Robert L Cunningham
 Address 1190 Ridge Road West

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 88-59-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 M/M Joseph Emrye
Address 1200 Ridge Rd West

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 88-59-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. IT APPEARS A FAIR COMPROMISE HAS BEEN REACHED BETWEEN THE DEVELOPER + HOME OWNERS. IT SHOULD ENABLE DEVELOPER TO PROCEED AND AT SAME TIME ENHANCE THE ENTIRE DEVELOPMENT AND COMMUNITY
- 2.
- 3.

Signature Joseph F. Miller
Address 1430 Marking Way

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 88-59-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. MAINTAIN PROPERTY VALUES
2. KEEP SURROUNDING NEIGHBORHOODS IN LINE WITH EXISTING PROPERTIES.
- 3.

Signature Mary Ann M... J...
Address 1600 Plummer Dr

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 88-59-Z

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

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

1. Opposed to Club Villas.
2. Opposed to Multi-Family Residential Development
3. Opposed to General Retail
4. Opposed to any 1500 sq. ft. dwellings

Signature Michelle Andrews
Address 1215 Ridge Rd. West

MINUTES OF THE ROCKWALL CITY COUNCIL

February 20, 1989

5 Mayor Frank Miller called the meeting to order with the following Councilmembers present: Nell Welborn, Alma Williams, Don Smith, David Elkins, and Pat Luby. Elkins led the invocation and the Pledge of Allegiance.

10 Council first considered approval of the Consent Agenda which consisted of the following items:

- 15 a) the minutes of February 6, 1989
- b) an ordinance authorizing a change in zoning from "A" Agricultural to "PD" Planned Development on a tract of land located on I-30 on first reading
- c) a resolution calling the 1989 Municipal Election
- 20 d) a resolution urging participation in the "On My Own" Safety Awareness Program

25 Assistant City Manager Julie Couch read the ordinance caption for item b). Smith made a motion to approve the Consent Agenda. Williams seconded the motion. Welborn pointed out that the resolution calling the election should refer in section 2.1 to Councilmembers instead of Council persons. Smith included this change in his motion. The motion was voted on and passed unanimously. The Mayor told Council that he had made an appearance last year to show support for the "On My Own" program but stayed for whole program. He told Council that the program was excellent and that Terry Garrett, primary organizer of the program, came in second place last year, but probably should have won first place in the judging of these programs.

30 Council then held a public hearing and considered approval of a revised preliminary plan for PD-3, the Shores. Couch outlined a revised plan submitted to council by Joe Holt, the land planner for the majority of PD-3. She explained that the 3.7 acres at the end of Champions Drive had been revised to five single family lots with 12,500 square foot minimum lots and that Holt had also requested an additional 10 acres of club villas south of champions adjacent to the realigned golf course with the same area requirements as the other club villas. The Mayor opened the meeting to public comment. Joe Holt outlined the revised proposal for the five single family lots in the 3.7 acres and explained that when he agreed to reduce the number of club villas on this tract from 12 dwellings to 10, five single family lots where streets, sewer, & utilities were already in place looked more profitable. Council discussed with Holt his request for an additional ten acres of club villas and Holt agreed to raise the minimum dwelling requirement from 1250 square feet to 1500 square feet in the new 10 acres of Club Villas. He explained that the five lots on Champion would be high quality estate size lots and agreed that there would be no front entry garages on these five houses. Council discussed the setback requirements and the lot dimensions.

50 Ed Schwanake addressed the Council and stated that his original concern was the 3.7 acres
but said that the overall plan good. He urged Council to consider carefully the additional
10 acres of club villas requested as this would bring the total acreage of club villas to 50.
Milt Wittig stated that 3.7 acres of estate homes for 10 acres of club villas was a fair trade-
off as there were no existing homes that could lose property value. Al Martin stated that
55 the clubhouse facilities have always been marginally satisfactory and that he would like the
3.7 acres to remain club house use or be replaced by 3.7 acres somewhere else for future
development of clubhouse facilities. Bill Nolden, 1570 Champions, stated that 1)the
residents did not want any areas of proposed development to be downgraded 2) that all new
homes adjacent to or across the street from existing homes should be subject to Phase I
60 deed restrictions 3) that all of area I and the clubhouse tract should be restricted to the
same housing in Phase I 4) that club villas should be moved off of prime property to an
area south and west of the new proposed road in the southern portion of the PD 5) that
a complete site layout of the area from the club to green number two be reviewed by
Council before the zoning is considered 6) that proposed zoning on areas 3 and 4 be
65 upgraded to prevent tract housing 7) that zoning along all of Champions Drive be a
continuation of Phase I zoning and deed restrictions 8) that Champions Drive would not
support heavy truck traffic for construction or new housing traffic and 9) that the new road
to the south be completed prior to any additional construction west of Champions Drive.
Jack Miller, Greg Broze, and Jim Erickson each opposed the addition of 10 acres of Club
70 Villas. Erickson told council that the 3.7 acres should have same deed restrictions as all
housing on north side of Champions Drive including building height, that the 20 acres of
club villas across from the clubhouse was the most desirable property in The Shores, and
that single family should be built along Champions to the front of the clubhouse.

75 ✖ Council discussed the testimony of Mr. Holt and the property owners at great length
and reviewed the revised proposal submitted. Council also discussed with staff the process
for amending the preliminary plan within a Planned Development, the platting process,
the periodic review of Planned Developments, and the zero lot line housing that currently
exists in Chandler's Landing. After more discussion, Holt agreed to raise the minimum
dwelling requirement to 1800 square feet in the additional ten acres of Club Villas.
80 Williams made a motion to approve the amended preliminary plan for PD-3 as submitted
requiring a minimum dwelling size of 1800 square feet in the additional ten acres and
prohibiting front entry garages on the five lots shown on the 3.7 acres on Champions Drive.
Smith seconded the motion. Smith offered an amendment to define the lot dimensions in
the area requirements for the 3.7 acre clubhouse tract as those dimensions specified on the
85 sample plat shown Council for those five lots. Welborn seconded the amendment. The
amendment was voted on and passed unanimously. The motion as amended was voted on
and passed unanimously.

90 Council then discussed the annual audit report for 1987-1988 and questioned the
auditing firm of Laventhal and Horwath regarding the findings in the report. City Manager
Bill Eisen discussed the financial statements, financial report and the management letter
submitted by the accounting firm which outlined areas of internal control which the auditors
contended needed improvement. Jerry Seligman, Laventhal & Horwath, addressed
Council's questions regarding the reported internal control deficiencies particularly the lack

95 of a detailed record of fixed assets, some payroll controls, and lack of certain internal
controls in the office of the court clerk. Director of Finance Mike Phemister explained that
the problems regarding payroll had been corrected in June but that the audit covered the
entire fiscal year, these problems were still evident in records prior to that date. There was
100 brief discussion regarding the changes in software and computerization taking place in the
court clerk's office and the auditor's comments regarding the need for control of the police
department's ticket numbers. Police Chief Bruce Beaty explained that the numbering
system was not for internal control but as a means of identification. Welborn made a
motion to accept the audit report. Smith seconded the motion. The motion was voted on
and passed unanimously.

105 Council then held a public hearing and considered approval of a request from Our
Savior Lutheran Church for a variance to the front setback requirements of the Sign
Ordinance. Couch explained that the sign permit application indicated a 35 foot setback
from the property line when in fact the sign had been placed on the property line. Council
110 discussed the current sign permitting process and there was much discussion regarding the
need for a pre-inspection process prior to installation of a sign, a clear definition of setback,
and a clear explanation instructing the applicant how to locate the property line. Regarding
the application of the Church, Couch explained that there were no visual or safety hazards
with the current location of the sign and that although the sign was located in an easement,
115 to relocate outside of the easement could be a hardship as there was 25 feet of easements
from the front property line. There was much discussion regarding a time limit on the sign.
Ron Nuckolls, representing the church explained that the sign was erected in error and
the upon discussions with the building inspector and the Highway Department, he had
thought at the time of installation that the sign more than met the required setback. The
120 Mayor made a motion to approve the variance subject to the execution of a release of
liability to allow the sign to remain in the City easement and the condition that upon
expansion of FM-3097, the sign would be moved to meet the required setback. Smith
seconded the motion. The motion was voted on and passed with all in favor except
Welborn who abstained due to a conflict of interest.

125 Council discussed the recommendation of the Planning and Zoning Commission
regarding the periodic review of PD-10 owned by the Cambridge Companies and Council
considered approval of a resolution approving an extension to an agreement with the
Cambridge Companies regarding development of PD-10. Eisen explained that a one year
130 extension had been granted to a development moratorium agreement with Cambridge
Companies last year. The extension was due to expire and the land owner was now
requesting and the Commission had recommended a two year extension. Eisen explained
that the contract provided that no action would be taken by the City to rezone and the
developer would make no attempt to develop without review of land use by the Commission
135 and Council for consistency with the Land Use Plan. Smith made a motion to approve
the resolution. Welborn seconded the motion. The motion was voted on and passed
unanimously.

140 Eisen then outlined a proposed contract with Reed-Stowe to analyze the request
form Lone Star Gas for a rate increase. Eisen explained that the rate increase would have
taken effect in December if Council had not suspended the request for 90 days. He stated

145 that there were several areas of concern regarding the request including the changes in federal tax structure and changes in customer classes and that an outside firm had not looked at the rates in eight years. Eisen explained that the fee for the service was \$9900 and that if the city expended funds for a consultant the utility company must reimburse the City but had the option to recompense funds in the rate structure. After brief discussions, Welborn made a motion to approve the contract labeled "B". Smith seconded the motion. The motion was voted on and passed unanimously.

150 Council then considered authorizing expenditures for the Region 13 TML Meeting in McKinney and the Texas Municipal Leaders Conference in Austin. Smith made a motion to approve expenditures for those Councilmembers planning to attend. Williams seconded the motion. Welborn reminded the Council that policy stated that attendees would report back to the Council on those courses attended or items discussed at meetings and seminars. The motion was voted on and passed unanimously.

160 Eisen then outlined an ordinance amending the method by which fines are established. He explained that the proposed ordinance would give the municipal judge the authority to set fines but that these changes would be developed by both the judge and staff members. The Mayor stated agreement with the proposed ordinance so long as the City Manager and Council were provided copies of the revised fines in order to track changes. Couch read the ordinance caption. Smith made a motion to approve the ordinance. Welborn seconded the motion. The motion was voted on and passed unanimously.

165 Council then discussed arrangements for an upcoming planning retreat and the improved status of the FM-740/I-30 service road intersection due to traffic direction being provided at peak traffic times.

170 As there was no further business to come before the Council for consideration, the meeting adjourned at 10:45 P.M.

175 APPROVED

ATTEST

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 12th day of January, 1989,

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the

request The Shores 205 Joint Venture

for an amendment to The Shores "PD-3", Planned Development No. 3, to revise the land

uses and area requirements for development within PD-3' (see attached information)

on the following described property:

See attached description

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 88-59-Z



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 88-59-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 _____

THE SHORES PD-3

SUPPLEMENTAL INFORMATION

The current owner of the majority of the undeveloped property within PD-3 has submitted a revised master plan for development of the remainder of the property. The current land uses include General Retail, Recreation, Single Family Residential, Patio/Cluster Home Residential, and Multifamily. The proposed changes include the addition of 13 acres of commercial, a reduction in multifamily acreage, a reduction and relocation in the patio/cluster home residential acreage, and an increase in the minimum dwelling sizes for single family residential uses. A copy of the revised master plan is on file at City Hall and is available for review.

7,462,000

7,479,000

7,496,000

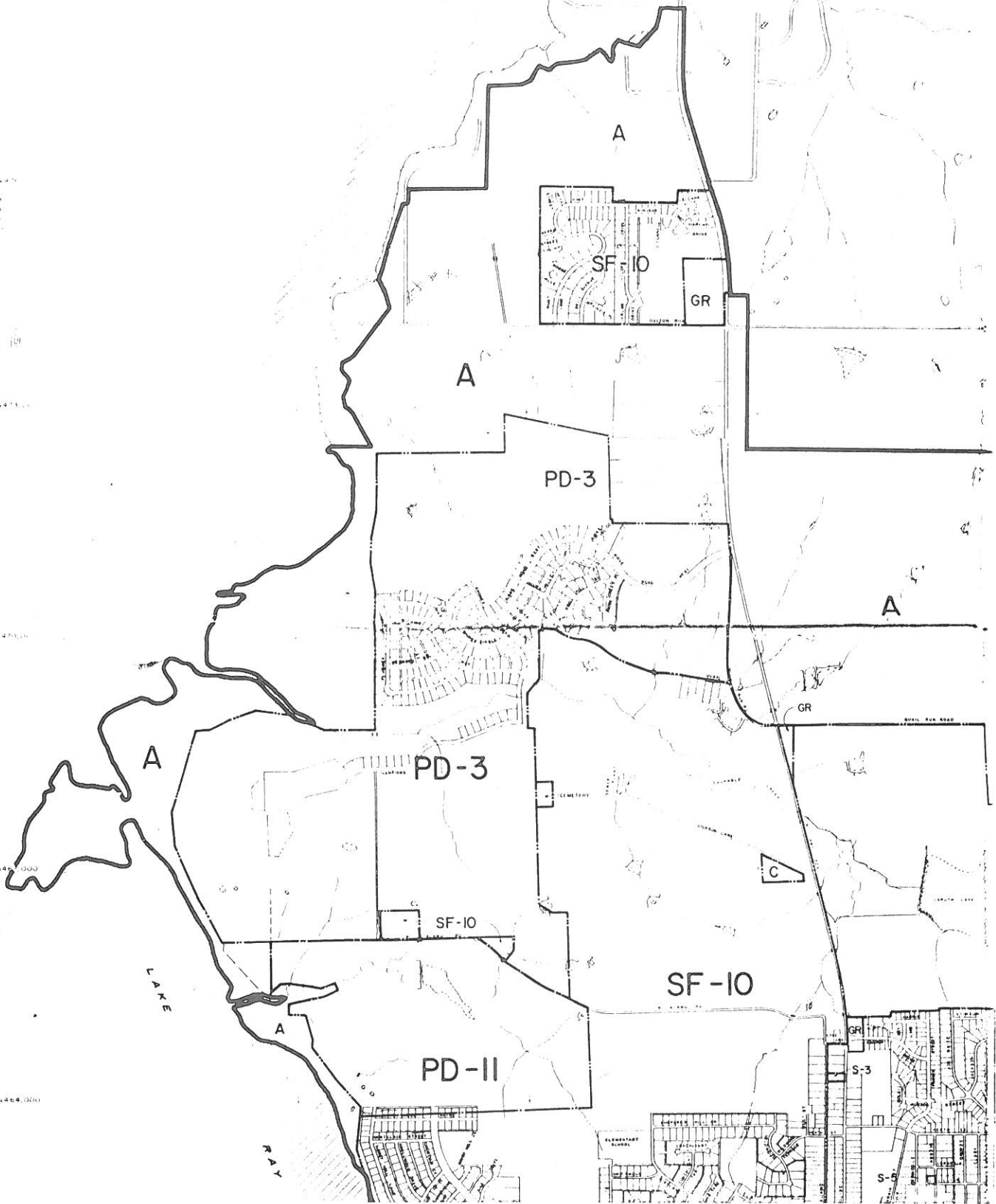
7,513,000

7,530,000

7,547,000

7,564,000

COLLIN
ROCKWALL



BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. P&Z 88-59-Z


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

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

1. See attached letter.

2.

3.

Signature 

Address Gerald J. Reihsen, III
1625 Shores Boulevard
Rockwall, Texas 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. P&Z 88-59-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. *Champion Dr is already heavily trafficed - this plan makes it worse. -*
2. *The proposed "new entrance" invites "flow through*
3. *traffic from W. State -*

There is no apparent provision to upgrade the streets to accommodate the major increase in use.

Signature *[Signature]*
Address 1370 CHAMPION DR

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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

Case No. P&Z 88-59-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. We think Mr. Holt has been more than
2. accommodating!
3. _____

Signature Cynthia A. Welch
Address 1905 Hidden Valley

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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7:30 o'clock P.M. on the 12th day of January, 1989,

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City of Rockwall, Texas

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Case No. P&Z 88-59-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. To keep ^{up} the property values of current homes. We move from Dallas to get ~~away~~ away from some apartments + crowding!!
2. Smaller homes allow tract builders + it has proven that areas such as this decrease property values of custom homes.
3. All the homes are 2200 sq ft min now in the shores and to maintain the area the rezoning would keep the value of homes up to a good level.

Signature Mrs Ronald McCarty
Address 1840 Hidden Hills.

1320 Champion Dr.
Rockwall Tx.
75087

2/2/89

As Property owners in The Shores development we are very concerned about the proposed rezoning which will be considered at the next City Council meeting, scheduled for February 6th, 1989 Case no. P&Z-88-59-E. One of the reasons we were drawn to the Shores was the consistency in the size and quality of the homes.

We have a very large investment in our home, and we certainly feel an obligation to protect that investment. Our understanding at the time of purchase was that our development would be safe from small, less quality homes which would affect our Property values.

First comes a proposal to limit the square footage of homes adjacent to existing homes to 2,200 sq. ft. This is certainly an improvement. However, on the same proposal, we are looking at a change in the "green space" between the tennis courts and lot H-16 which was originally designated to be for the common good and recreational uses of the existing home sites. The proposal calls for this area to be converted to high density, two story "golf villas". These new buildings will dominate the tennis court golf course and single story homes along Champion Dr.

With all of the open land still available for Mr. Holt to develop, it is ridiculous for us to consider this one small tract for use as zero lot line, two story structures. We strongly urge the Council NOT to allow this part of the rezoning to occur. As taxpayers, we appreciate the opportunity to have our feelings heard, and expect them to be taken into consideration.

Regards,
Michelle Baus
Sheryl & Baus

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. P&Z 88-59-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 M/M Joseph Empire
Address 1200 Ridge Rd West

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

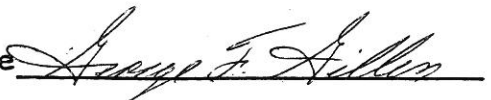
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Case No. P&Z 88-59-Z

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

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

1. *IT APPEARS A FAIR COMPROMISE HAS BEEN REACHED BETWEEN THE DEVELOPER & HOME OWNERS. IT SHOULD ENABLE DEVELOPER TO*
2. *PROCEED AND AT SAME TIME ENHANCE THE ENTIRE DEVELOPMENT AND COMMUNITY*
- 3.

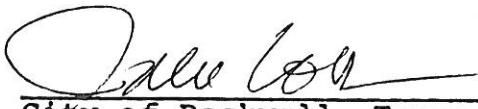
Signature 
Address 1430 Mendenhall Way

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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request The Shores 205 Joint Venture
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uses and area requirements for development within PD-3' (see attached information)
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City of Rockwall, Texas

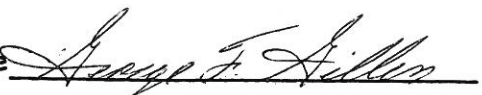
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Case No. P&Z 88-59-Z

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

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

1. *IT APPEARS A FAIR COMPROMISE HAS BEEN REACHED BETWEEN THE DEVELOPER + HOME OWNERS. IT SHOULD ENABLE DEVELOPER TO*
2. *PROCEED AND AT SAME TIME ENHANCE THE ENTIRE DEVELOPMENT AND COMMUNITY*
- 3.

Signature 
Address 1430 Mountain Way

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. P&Z 88-59-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 M/M Joseph Emzue
Address 1200 Ridge Rd West

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 6th day of February, 1989,
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of The Shores 205 Joint Venture
for an amendment to The Shores "PD-3", Planned Development No. 3, to revise the land
uses and area requirements for development within PD-3 (see attached information)
on the following described property:

See Attached Description

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 88-59-Z


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 88-59-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 _____

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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uses and area requirements for development within PD-3 (see attached information)
on the following described property:

See Attached Description

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In replying please refer to Case No. P&Z 88-59-Z

Julie Couch (imp)
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 88-59-Z

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

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

- 1.
- 2.
- 3.

Signature Malton D. W. King
Address 1160 Ridge Rd. W.

1655 Hummer Dr.
Rockwall, TX
75087
2/3/87

Julie Crouch
West City Twp.
205 W. Lusk St.
Rockwall, Texas

Dear Ms. Crouch,

We appt strenuously to
the rezoning of 3.7 acres
on the north side of
Champions Drive from
Club use property to zero
lot line townhomes.

Sincerely
Cathy + Bill
Kiebel

Shores residents

1255 Ridge Road West
Rockwall, TX 75087
February 5, 1989

City Council
205 West Rusk Street
Rockwall, TX 75087

To the City Council:

I have lived at 1255 Ridge Road West since June 1, 1988. One of the reasons we bought a home in The Shores was because of the beauty of the open spaces in the neighborhood. I urge you not to rezone the 3.7 acre open space north of Champions Drive and east of the tennis courts. It is a wonderful recreational area for the Shores residents. I, myself, have gone snow sledding there.

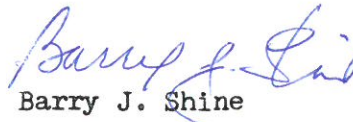
I also urge you to develop the area north of the RV vehicle lot as a playground park area. There are many children who live in the Shores who would benefit greatly from this playground. I urge you to ~~keep~~ the proposed park area adjacent to HW 205. This would be a wonderful place to put in picnic tables, a jogging trail and basketball courts. It would benefit all of Rockwall. It would also be pretty left in its natural state.

Thank you for considering these requests.

Sincerely,



Melissa S. Shine



Barry J. Shine

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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See Attached Description

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In replying please refer to Case No. P&Z 88-59-Z

Julie Covert (imp)
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 88-59-Z

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

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

1. as per attached letter.
- 2.
- 3.

Signature John P. Miller
Address 1540 Champion Drive
Rockwall, Texas 75087

February 1, 1989

City Council

City of Rockwall, Texas

Attn: Frank R. Miller
Mayor

Subject: Case No. P & Z 88-59-Z

Dear Mr. Miller,

I am a property owner living at 1540 Champion Drive, in The Shores.

I am opposed to the request to rezone the area North of Champion Drive, West of lot H-16 (1570 Champion Drive) and East of the Tennis Court area. This area is proposed to be zoned for Golf Villas. It is proposed to build 12 units and roads on this 3.7 acres property.

When we built our home on lot H-13 (1540 Champion Drive), this area in question, was then and now is zoned for County Club use. This is Club House, pool, tennis courts, and etc.

Our property is under Phase I Deed Restrictions. These restrictions require us to have:

- 1. The ground floor area of the main dwelling exclusive of porches, garages to contain not less than 2200 square feet, on a building lot of 10,000 minimum square feet.*
- 2. All structures located West of Shores Boulevard shall not exceed a building height of twenty-four (24) feet above the highest existing lot elevation.*
- 3. No garage shall open onto a street. No garage shall open onto the Golf Course in that case where the lot is contiguous to the Golf Course.*

The rezoning of this 3.7 acres and the building of these proposed 12 units that do not have the same minimum square feet and height standard as those houses adjacent to them in Phase I, will lower the value of our houses.

The proposed two story Golf Villas, to be built on this property, do not meet any of the above mentioned Phase I restrictions which is adjacent to this proposed rezone area.

The lot H-16 which is the last East lot in Phase I will have along their East lot side, five (5) Golf Villas, two stories high, within 15 to 70 feet of their lot on the East side.

A committee of Shores Homeowners met with Mr. Holt, on Wednesday February 1, 1989, to discuss some alternatives for the 3.7 acres. Proposals were offered by both sides; however none were acceptable to either party. The meeting ended without an agreement.

In Chandler's Landing and Lakeside Developments, we can see some unfortunate results of high density areas adjacent to larger homes, the same as proposed in this 3.7 acres in our area.

The value of our homes and the attractiveness of the Shores community will be compromised if this 3.7 acres is developed as proposed and included in P&Z 88-59-Z.

This was also recognized as a problem area by the four members of the Planning & Zoning Board, that were present during their meeting on January 12, 1989. Their vote on this 3.7 acres in question was a split decision, two for and two against the approval of the area for development.

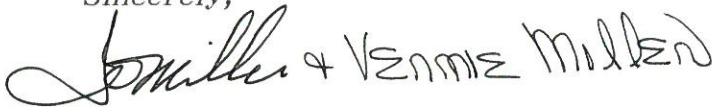
We are opposed to the proposed rezoning of this 3.7 acres on the North side of Champion Drive and East of lot H-16 in The Shores PD-3.

We are convinced that this rezoning would cause an economic hardship to the property owners in the Shores' area by lowering their property value; hamper their resale opportunities; and change the aesthetic appearance originally intended for the North side of Champion Drive in The Shores.

As upon previous occasions, the members of City Council have been most cooperative and very sensitive to the desires of the Homeowners to keep the Shores an asset to the City of Rockwall.

Thank your for your consideration in this matter.

Sincerely,



John O. Miller & Vernie Miller
1540 Champion Drive
Rockwall, Texas
Phone 771-2274

CC: Mrs. J. Couch
David G. Elkins
Pat Luby
Norm Seligman
Don Smith
Nell Welborn
Alma Williams

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 88-59-Z

February 1, 1989

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

I am opposed to the request for the reasons listed below. XX

1. Do not feel open space in Shores should be subject to density housing it would set a precedent for similar changes in other open space areas.

2. Would also set a precedent for open space to become multi-story and for cluster housing which occurred at Chandlers and Lakeside-unfortunate for owner

3. By permitting this open space, which is intended for use as a recreational area, to be used by developers for profit, it would reduce value of homes for property owners.

Signature Raymond C. Hauck

Address Marie L. Hauck
1750 Plummer Drive

Rockwall, TX 75087

Raymond C. & Marie L. HAUCK

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 6th day of February, 1989,
in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at
the request of The Shores 205 Joint Venture
for an amendment to The Shores "PD-3", Planned Development No. 3, to revise the land
uses and area requirements for development within PD-3 (see attached information)
on the following described property:

See Attached Description

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 88-59-Z

Julie Covert (imp)
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 88-59-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. To HELP INCREASE VALUES IN THE SHORES
2. To BRING IN MORE PEOPLE FOR COUNTRY CLUB THAT WILL ALSO INCREASE VALUES
- 3.

Signature Ray B. [Signature]
Address 1446 Plummer Dr.

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Julie Lovick (imp)
City of Rockwall, Texas

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Case No. P&Z 88-59-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.

NELSON CHAPMAN
Signature N Chapman
Address 3055 N. GOLIAO

eto

BEFORE THE ROCKWALL CITY COUNCIL
CITY OF ROCKWALL, TEXAS

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Julie Couck (mp)
City of Rockwall, Texas

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Case No. P&Z 88-59-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 *Joe Hall*
Address 1675 Plummer

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Julie Covert (imp)
City of Rockwall, Texas

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Case No. P&Z 88-59-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. I am in favor of the request because it seems fair to all except one issue.

3.7 acres north of Champions Club + East of Tennis Courts should be retained as open space, club grounds.

Signature Willie R. Cecil

Address 1675 Shores Blvd

Rockwall TX 75087

I appreciate your support + hard work on this issue Bill C.

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Julie Corvick (msp)
City of Rockwall, Texas

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Case No. P&Z 88-59-Z

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

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

1. Property values will reduce due to high density housing.
2. Recreational & open areas one being omitted from original plan.
3. ~~See proposed~~ rezoning could lead to trash building on the shores.

Signature [Signature]

Address 1380 Shores Circle

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Julie Covert (imp)
City of Rockwall, Texas

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Case No. P&Z 88-59-Z

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

I am opposed to the request for the reasons listed below. 40 BEO.

1. PART OF DEVELOPMENT ALLOWS HOUSING UNDER 2000 sq ft.
2. MULTI-FAMILY DWELLINGS
3. PARK LOCATION INACCESSIBLE TO MAJORITY OF OWNERS.

Signature Edward & Betty Robert

Address 1310 MEANDERING WAY
Rockwall TX 75087

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Julie Covick (imp)
City of Rockwall, Texas

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Case No. P&Z 88-59-Z

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

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

1. I came to this area because of the security
2. with only one entrance into the area; there
3. fore I am opposed to a second entrance.

Signature Hazel M. G. Oyston
Address 1560 Meadow Circle

Rec'd 2/10/89

PLANNING AND ZONING ACTION SHEET

Applicant Joe Holt Case No. 88-36-2
Property Description PD-3, the Shores
Case Subject Matter review/revise prel. plan

CASE ACTION

Date to P&Z 9/8 Approved Disapproved Tabled
Conditions _____

Date to City Council _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

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

Plat/Site Plan Cases

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