

CITY OF ROCKWALL

"THE NEW HORIZON"

November 2, 1989

Dear Property Owner:

You recently received a notice from the City notifying you that the Rockwall Planning and Zoning Commission would be holding a public hearing pertaining to your property, zoned PD no. 16. The Planning and Zoning Commission has determined that the development plan approved as a part of the Planned Development no longer meets City standards with regard to parking and landscaping. At the public hearing scheduled for Thursday, November 9th, the Planning and Zoning Commission will consider recommending to the City Council deleting the approved development plan.

You, as a property owner, are strongly encouraged to attend this meeting. The result of this meeting could be a recommendation to the City Council to delete the approved development plan on your property. If the development plan is deleted, you as a property owner would be required to submit a development plan in conformance with current requirements and ordinances prior to developing the property.

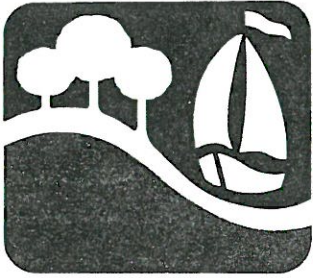
If you have any questions concerning this process please don't hesitate to contact me at 771-1111.

Sincerely,

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

Julie Couch
Assistant City Manager

JC/man



CITY OF ROCKWALL
"THE NEW HORIZON"

November 13, 1989

Mr. Horace L. Williams
411 Valley Drive
Rockwall, TX 75087

Dear Mr. Williams:

On November 9, 1989, the Rockwall Planning and Zoning Commission recommended an amendment to PD-16, located at Horizon Road and FM-740, to delete the approved preliminary plan. The Rockwall City Council will hold a public hearing on Monday, December 4, 1989, at 7:00 P.M., in City Hall, 205 W Rusk, to consider the recommendation of the Commission. A change of this nature requires adoption by ordinance at two separate meetings of Council. If an ordinance is approved on December 4th, the second reading will be scheduled on December 18th.

As the property owner, it is important that your interests are represented at the December 4th meeting. Please contact Julie Couch at 771-1111 if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

100 0 400 800 1200 1600
 SCALE 1" = 600 FT
 Line Elev. At 433.32 On Date Map Was Flown 12-15-76
 CITY LIMITS Along Lake Roy Hubbard Is Elev. 435.50

ZONING DISTRICTS

- AGRICULTURE
- SINGLE-FAMILY DWELLING
- SINGLE-FAMILY DWELLING
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTI-FAMILY DWELLING
- COMMERCIAL
- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

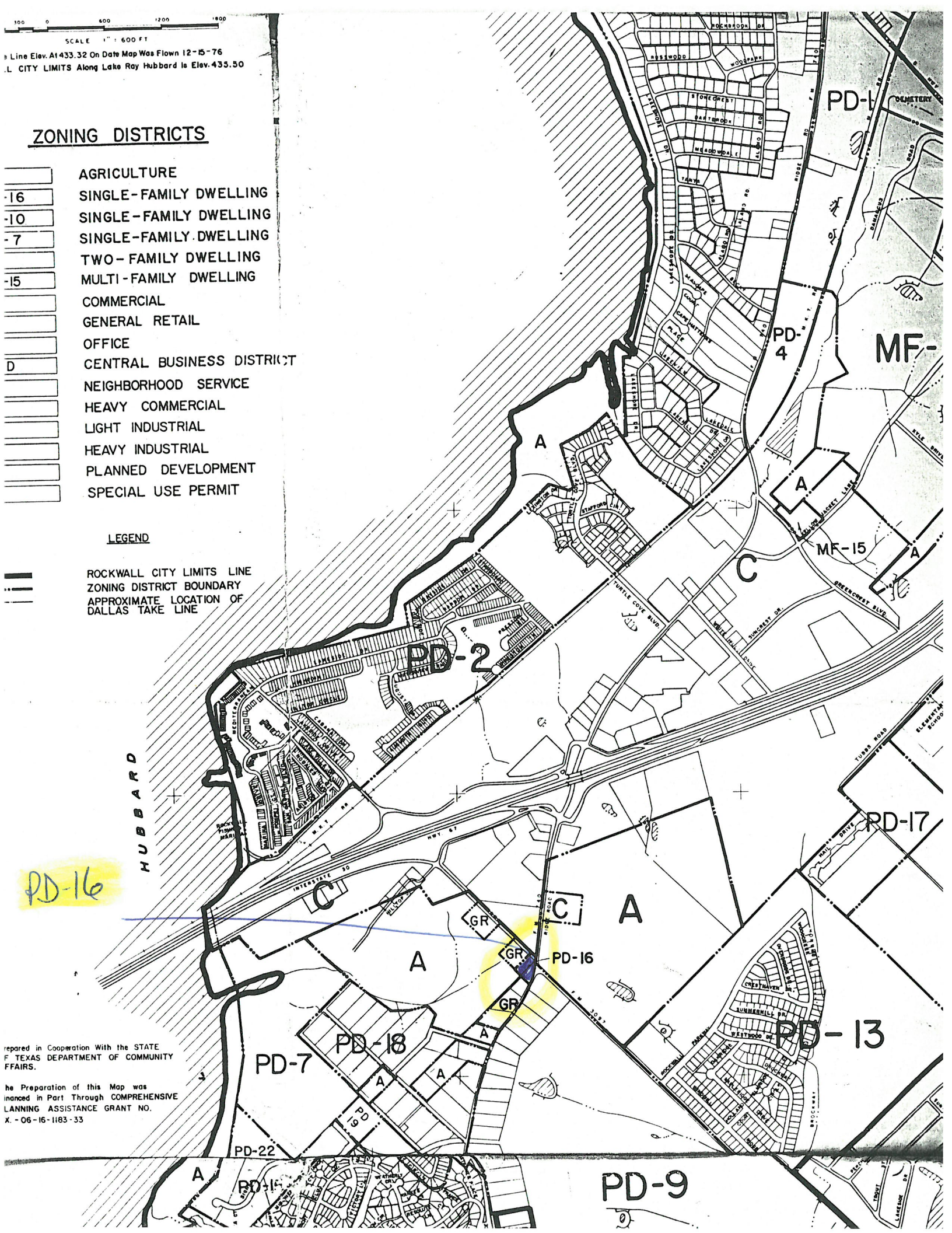
LEGEND

- ROCKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF DALLAS TAKE LINE

HUBBARD

PD-16

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.
 The Preparation of this Map was financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. X-06-16-1183-33



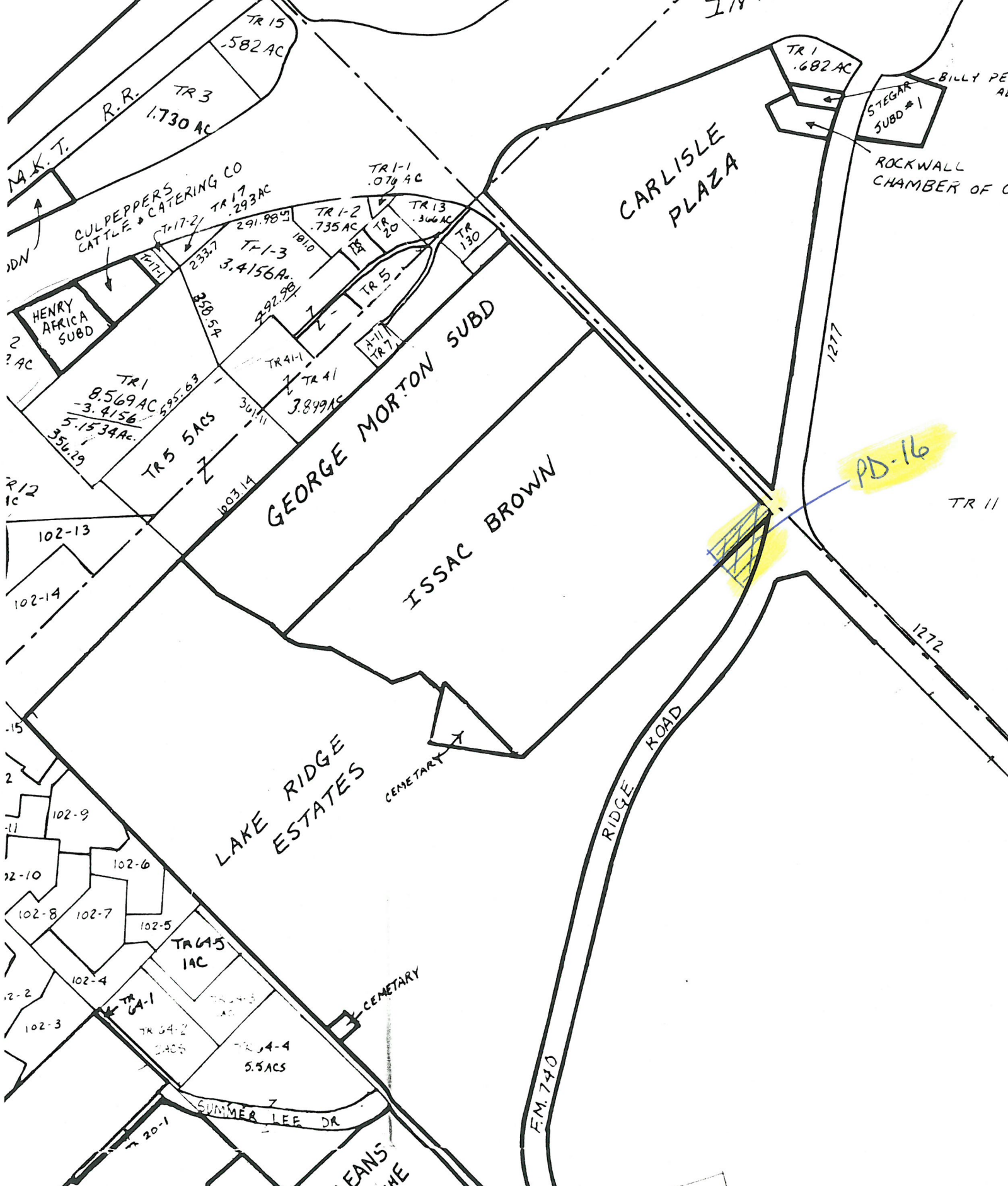
W. BLEVINS A-9

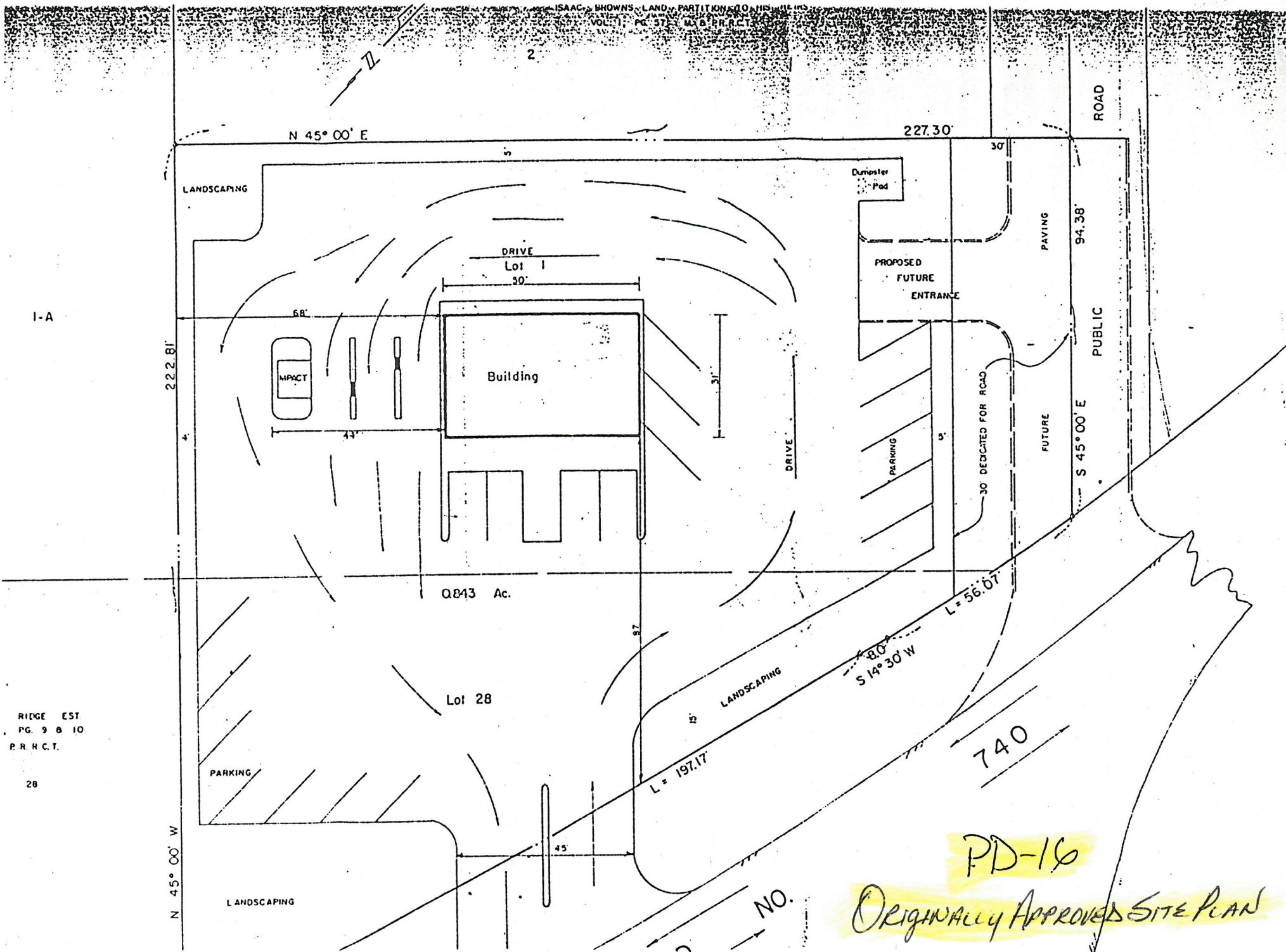
36 ACD

2-4

LE #5

INTERSTATE 30





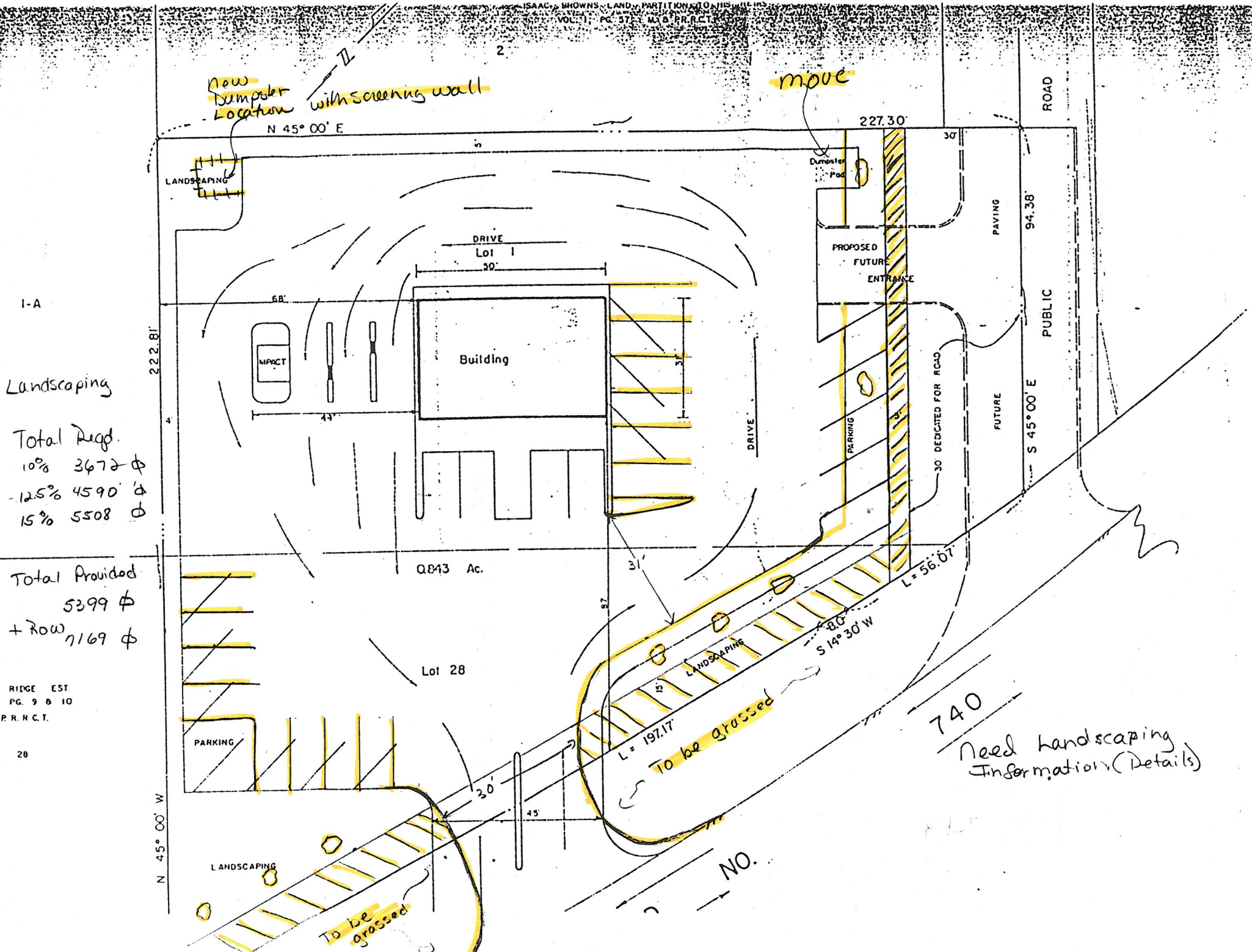
I-A

RIDGE EST
PG. 9 & 10
P. R. C. T.

28

PD-16

Originally Approved Site Plan



I-A
 Landscaping
 Total Reqd.
 10% 3672 ¢
 12.5% 4590 ¢
 15% 5508 ¢

Total Provided
 5399 ¢
 + ROW 7169 ¢

740
 Need landscaping
 Information (Details)

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 9, 1989

Agenda No: III. C.

Agenda Item: P&Z 89-39-Z - Hold Public Hearing and Consider Approval of an Amendment to PD-16 Located at FM-740 and Horizon Road to Delete the Approved Development Plan

Item Generated By: Commission

Action Needed: Hold public hearing and take any necessary action

Background Information:

Upon recommendation of the Commission, the City Council has initiated hearings to consider deleting the approved development plan for PD-16. As the Commission will remember, the development plan for this site was approved at the time the PD zoning was granted for a branch bank site. The development plan does not meet our current driveway requirements, landscaping requirements, nor does the plan adequately provide for the future widening of 740. The zoning designation under the PD is General Retail which is in conformance with the land use plan and we would not recommend any changes to the uses allowed under the PD. We would recommend that the development plan be deleted. By taking this action any future proposed development must be reviewed by the City and must comply with our current requirements.

Attachments:

1. Location Map
2. Approved Development Plan

Agenda Item: PD-16 Development Plan

Item No: III. C.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: December 4, 1989

Agenda No: V. G.

Agenda Item: P&Z 89-39-Z - Hold Public Hearing and Consider Approval of an Ordinance Amending PD-16 Located at FM-740 and Horizon Road to Delete the Approved Development Plan (1st Reading)

Item Generated By: Planning and Zoning Commission

Action Needed: Hold public hearing and consider approval of the ordinance deleting the approved site plan

Background Information:

Several meetings ago, upon recommendation of the Commission, the City Council initiated hearings to consider deleting the approved development plan for PD-16. The development plan for this site was approved at the time the PD zoning was granted, for a branch bank site. The development plan does not meet our current driveway requirements, landscaping requirements, nor does the plan adequately provide for the future widening of 740 and Horizon Road. The zoning designation under the PD is General Retail which is in conformance with the land use plan and we would not recommend any changes to the uses allowed under the PD. We would recommend that the development plan be deleted. By taking this action any future proposed development must be reviewed by the City and must comply with our current requirements.

The current property owner, Mr. Horace Lee Williams, attended the Planning and Zoning Commission meeting and expressed some concern that if the property complied with all current requirements it could not be developed. We made some changes to the existing site plan that would bring the property into conformance with all current requirements to show that it can be developed as originally proposed with these modifications. At the conclusion of the Planning and Zoning meeting Mr. Williams did indicate that he was satisfied that his property could be developed. The Planning and Zoning Commission has recommended that the current site plan be deleted.

Notices Sent 10

Notices Returned -0-

Attachments:

1. Location Map
2. Approved Development Plan
3. Draft alternative development plan showing compliance with current requirements
4. Ordinance

Agenda Item: PD-16 Development Plan

Item No: V. G.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 9, 1989, at 7:30 P.M. in City Hall, 205 W Rusk, to consider recommending a change in zoning for PD-16, Planned Development NO. 16 a tract of land located at FM-740 and Horizon Road, to delete the approved preliminary plan further described on the attachment. As an interested property owner, you are invited to attend this hearing or notify the Commission in writing of your feeling in regard to this matter.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on Monday, December 4, 1989, at 7:00 P.M. in Rockwall City Hall, 205 West Rusk, to consider the following:

1. A request from Wayne Backus for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205 south of Rockwall Parkway
2. A change in zoning from PD-24 Planned Development to "LI" Light Industrial on a tract of land located on the south service road of I-30 and High School Road
3. An amendment to PD-16 Planned Development NO. 16 located at Horizon Road and FM-740 to delete the approved development plan

This notice is being sent to property owners in the vicinity of one or more of the areas above. As an interested property owner you may wish to attend this meeting or make your opinion known in writing to the City Council prior to these hearings.

PD-16

- Ab207, 4 Whittle Development Emmitt Young 4
2804 Ridge Road 1A
Box 369
- Ab 200, 11 Emily Sue Whitehead & Spatex Patrick/Stephenson 3A
& L Stegar Jr 4A
304 Highland Dr 3210 Belt Line Rd #126
James Branch 75237
- Carlisle Carlisle Rockwall Vly JV
C/o Real Estate Tax SVC
P.O. Box 832310
Richardson, TX 75083-2310
- Lake Ridge Estates 26 FP Hughes
2930 South Ridge Road
- 27 Peoples Savings & Loan Assoc
C/o Autax
P.O. Box 816368
Dallas TX 75381-6368
- pt 28 740 Joint Venture
5499 Lakes Lakes
Suite 110
Dallas 75231
- pt 28 H. L. Williams
JTB. #1 411 Valley Dr
- 23, 2A Phillip A Williams + W Douglas
8023 Claremont Dr.
Dallas 75228