

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-18-2 Filing Fee \$217.00 Date April 22, 1991

Applicant Raymond Cameron Phone 771-1030

Mailing Address 1101 Ridge Road
Rockwall Texas

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)¹

See attached information.

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

Agriculture District Classification to
R - 7 District Classification for
for the following reasons: (attach separate sheet if necessary)

For development of a single family subdivision.

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

Status of Applicant:² Owner x Tenant _____
Prospective Purchaser _____

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

Signed Raymond Cameron

NOTE:

¹The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

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

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date April 22, 1991

NAME OF PROPOSED SUBDIVISION Lakewood

NAME OF SUBDIVIDER Raymond Cameron

ADDRESS 1101 Ridge Road Phone 771-3878

OWNER OF RECORD Raymond and Elizabeth Cameron

ADDRESS 1101 Ridge Road PHONE 771-3878

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Ross Ramsay

ADDRESS 1101 Ridge Road PHONE 771-1030

TOTAL ACREAGE 52 excuding flood plain CURRENT ZONING Agriculture

NO. OF LOTS/UNITS 64 lots in first phase; This phase includes 24 acres.

SIGNED

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

Provided or Shown Not On Plat Applicable

I. General Information

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

II. Subject Property

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

III. Surrounding Area

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

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____

File No. _____

Date _____

Fee _____

Receipt No. _____



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Raymond Cameron Date _____

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

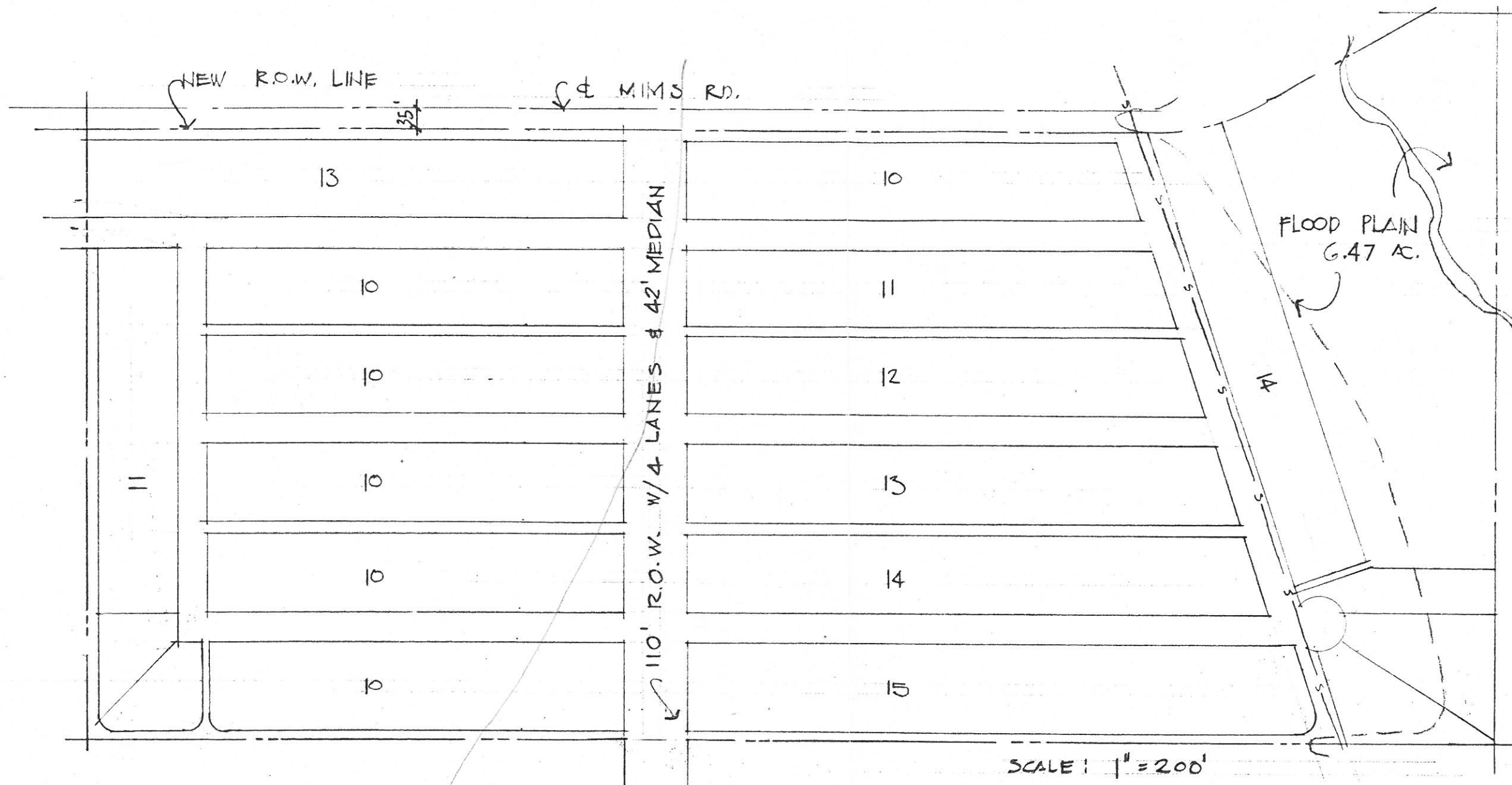
Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	217.00	Portable Meter Deposit	02-2202
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
TOTAL OF COLUMN			TOTAL OF COLUMN	

TOTAL DUE

217.00

Received By [Signature]



USABLE ACREAGE : 48.98
 FLOOD PLAIN : 6.47
 MIMS RD. WIDENING : 1.50
 EXCESS R.O.W. - 6 LANE : 1.45

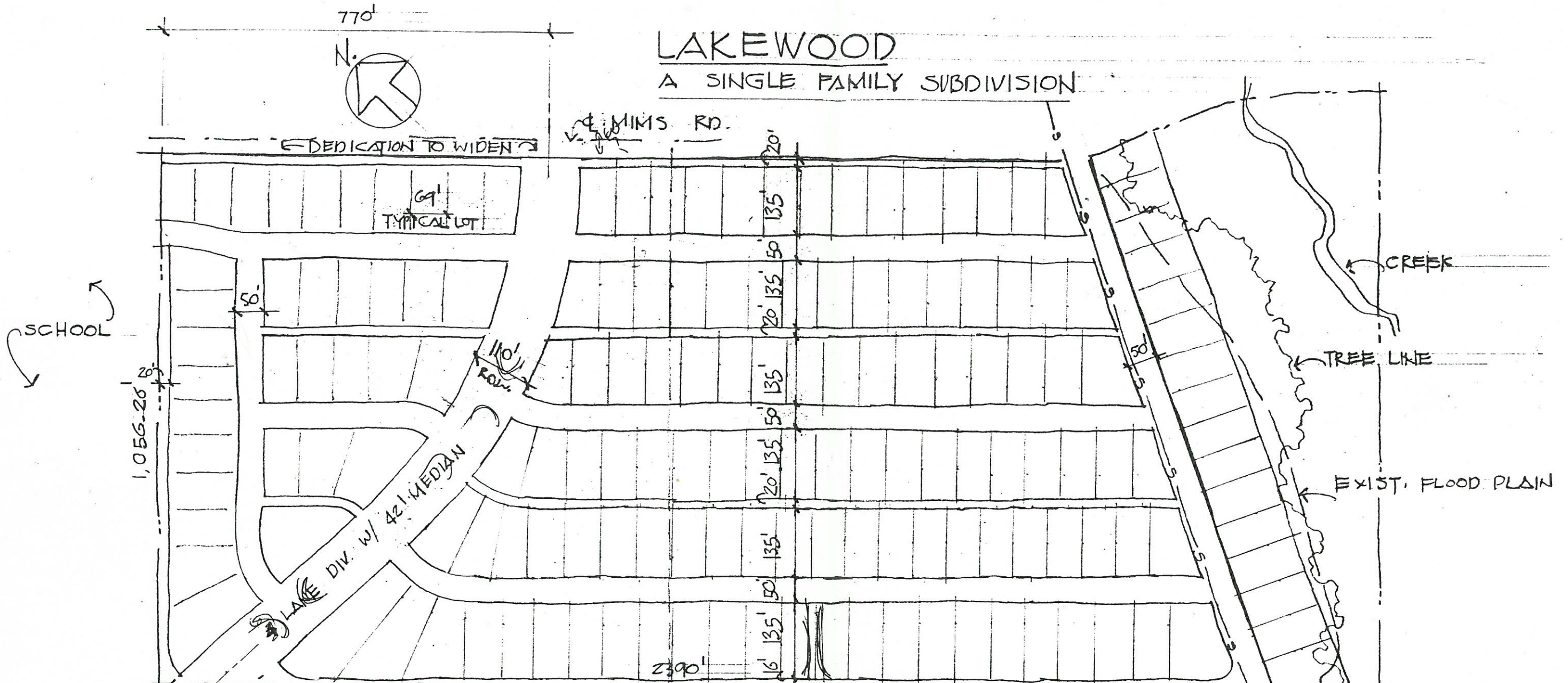
TOTAL TRACT : 58.40

163 LOTS SHOWN AT 70' x 130' MIN.

CAMERON FARM
 ROCKWALL TEXAS
 RAMSAY ARCHITECTS

LAKESWOOD

A SINGLE FAMILY SUBDIVISION



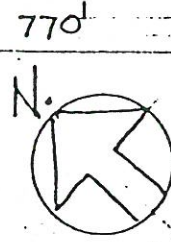
FIRST PHASE - 64 LOTS - 24 AC.
TOTAL PROJECT : 161 LOTS
TOTAL SUBDIVISION ACREAGE : APPROX: 50

SCALE : 1" = 200'
RAMSAY ARCHITECTS - ROCKWALL
3 MAY 91

22 APR. 91
EXISTING SEWER

LAKEWOOD OAK TREE

A SINGLE FAMILY SUBDIVISION



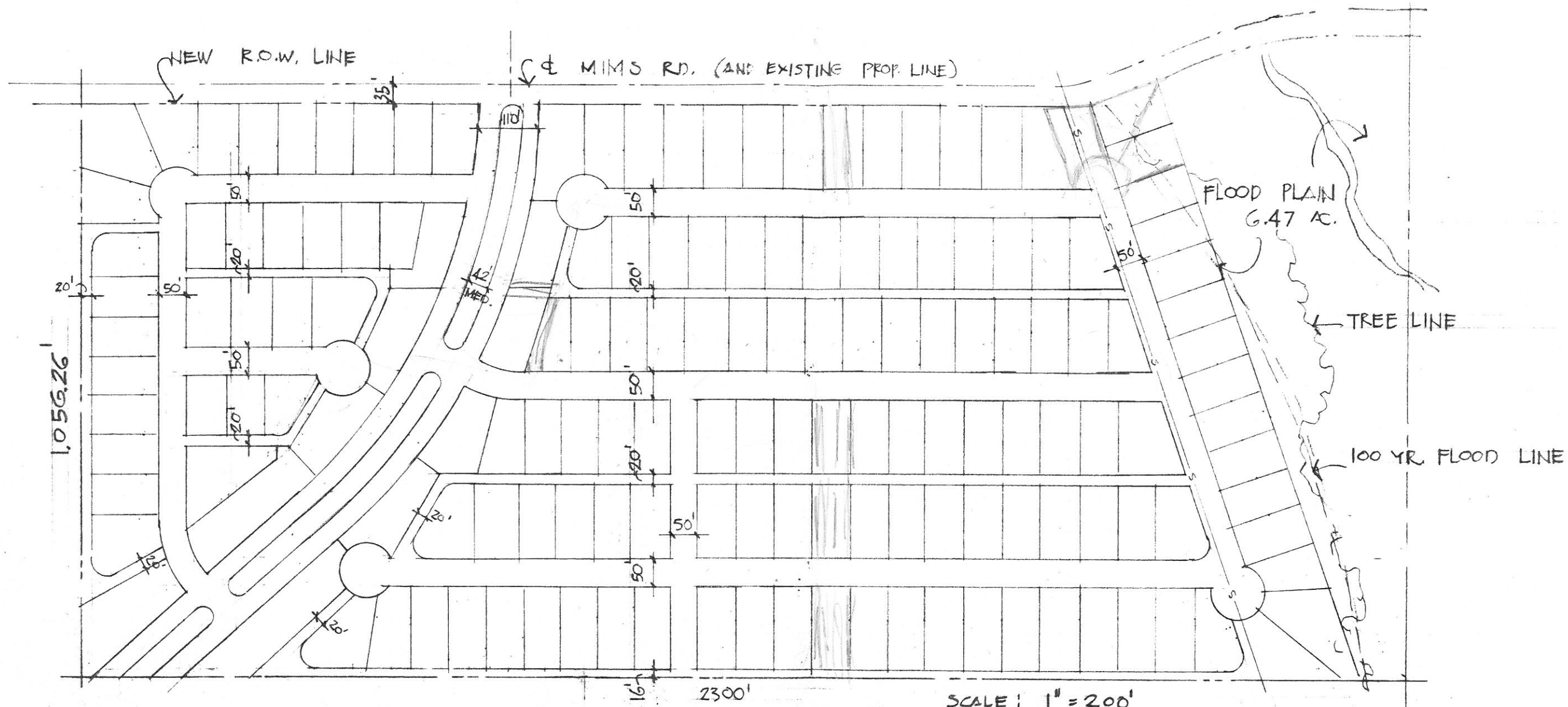
FIRST PHASE - 64 LOTS - 24 AC.

TOTAL PROJECT: 161 LOTS
TOTAL SUBDIVISION ACREAGE: APPROX: 50

SCALE: 1" = 200'

RAMSAY ARCHITECTS - ROCKWALL
3 MAY 91

22 APR 91

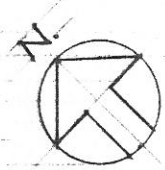


1056.26'

2300'

USABLE ACREAGE	:	48.98
FLOOD PLAIN	:	6.47
MIMS RD. WIDENING:	:	1.50
EXCESS R.O.W. - 6 LANE	:	1.45

TOTAL TRACT : 58.40
 TOTAL LOTS SHOWN - THIS SCHEME - 158

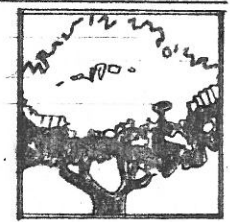


SCALE: 1" = 200'
 9 MAY, 1991

OAK TREE

ROCKWALL TEXAS
 RAMSAY ARCHITECTS

OAK TREE DEVELOPERS • ROCKWALL TEXAS



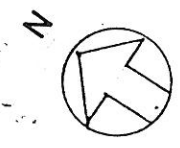
1-30 SERVICE RD.

EXTENSION OF 8" WATER

DEDICATION FOR WIDENING

MIMS RD

EXISTING CITY SEWER



MIN. LOT WIDTH: 70'
MIN. LOT DEPTH: 115'
ALL SETBACKS TO CITY STANDARDS.

100' FLOOD LINE

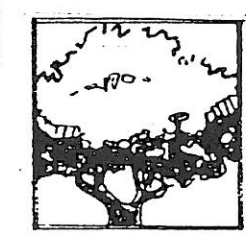
ROCHELL SCHOOL



158 LOTS

2310'

OAK TREE



ROCKWALL TEXAS

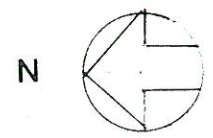
30 JAN 1992

1" 200'

RAMSAY ARCHITECTS

PHASE 1 - 30 LOTS

MIMS RD



158 LOTS

OAK TREE

ROCKWALL TEXAS

30 JAN 1992

1" 200'

RAMSAY ARCHITECTS

PLAT REVIEW

_____ Preliminary Plat

_____ Final Plat

Name of Proposed Subdivision Lakewood

Location of Proposed Subdivision Mims Rd

Name of Subdivider Cameron Development

Date Submitted _____

Date of Review 5/6/91

Total Acreage _____

No. of Lots 161

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1=200</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the subdivision name acceptable? <i>needs to be changed</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Comments:			

Planning and Zoning

1.	What is the proposed use?	SF		
2.	What is the proposed density?	3.08 u/a		
3.	What is the existing zoning?	Ag		
		<u>Yes</u>	<u>No</u>	<u>N/A</u>
4.	Is the plan zoned properly? <i>approaches been made</i>	_____	✓ _____	_____
5.	Does the use conform to the Land Use Plan?	✓ _____	_____	_____
6.	Is this tract taken out of a larger tract?	_____	✓ _____	_____
7.	Will the development landlock another property?	_____	✓ _____	_____
8.	Is this project subject to the provisions of the Concept Plan Ordinance?	_____	✓ _____	_____
9.	Has a Concept Plan been provided and approved?	_____	✓ _____	_____
10.	Does the plan conform to the Master Park Plan?	✓ _____	_____	_____
11.	Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? <i>it will - discussed of park use</i>	_____	_____	_____
	a. Lot Size	✓ _____	_____	_____
	b. Building Line	_____	_____	_____
	c. Parking	_____	_____	_____
	d. Buffering	_____	_____	_____
	e. Site Plan	_____	_____	_____
	f. Other	_____	_____	_____

- | | | | | |
|-----|--|------------|-----------|------------|
| 13. | Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation? | ✓
_____ | _____ | _____ |
| 14. | Comments: <i>needs to make changes in lot layouts to reduce block length & eliminate the numerous access to 6 lane road.</i> | <u>Yes</u> | <u>No</u> | <u>N/A</u> |

Engineering

- | | | | | |
|----|---|------------|-------|------------|
| 1. | Streets and Traffic | | | |
| a. | Does the plan conform to the Master Thoroughfare Plan? | ✓
_____ | _____ | _____ |
| b. | Is adequate right-of-way provided for any major thoroughfares or collectors? | ✓
_____ | _____ | _____ |
| c. | Is any additional right-of-way provided for all streets and alleys? <i>need 35' on Miss Rd</i> | ✓
_____ | _____ | _____ |
| d. | Is any additional right-of-way required? | ✓
_____ | _____ | _____ |
| e. | Is there adequate road access to the proposed project? | ✓
_____ | _____ | _____ |
| f. | Will escrowing of funds or construction of substandard roads be required? <i>reconstruction of Miss</i> | ✓
_____ | _____ | _____ |
| g. | Do proposed streets and alleys align with adjacent right-of-way? | _____ | _____ | ✓
_____ |

- h. Do the streets and alleys conform to City regulations and specifications?
- i. Are the street names acceptable?
- j. Is a traffic analysis needed?
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan?
- b. Are all lines sized adequately to handle development?
 - 1. Water
 - 2. Sewer
- c. Is additional line size needed to handle future development?
 - 1. Water
 - 2. Sewer
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?
- e. Are all necessary easements provided?
- f. Do all easements have adequate access?

- g. Are any off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____
- i. Does the drainage conform to City regulations and specifications? _____
- j. Do the water and sewer plans conform to City regulations and specifications? _____
- k. Is there adequate fire protection existing or planned? _____
- l. Comments:

General Requirements

- 1. Has the City Engineer reviewed and approved the plan? _____
- 2. Does the final plat conform to the City's Flood Plain Regulations? _____
- 3. Does the final plat conform to the preliminary plat as approved? _____
- 4. Staff Comments:

Time Spent on Review

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

THE STATE OF TEXAS }
COUNTY OF Rockwall } ss.

BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THIS DAY PERSONALLY APPEARED G. Calvin Rochell, Jr., and Amanda Rochell,
KNOWN TO ME TO BE THE PERSON s WHOSE NAME s are SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT they EXECUTED THE SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

ALSO PERSONALLY APPEARED Amanda Rochell,
WIFE OF THE SAID G. Calvin Rochell, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND HAVING BEEN EXAMINED BY ME PRIVELY AND APART FROM HER HUSBAND, AND HAVING THE SAME FULLY EXPLAINED TO HER BY ME, SHE, THE SAID Amanda Rochell ACKNOWLEDGED SUCH INSTRUMENT TO BE HER ACT AND DEED, AND DECLARED THAT SHE HAD WILLINGLY SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND THAT SHE DID NOT WISH TO RETRACT IT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF December, A. D. 1927.

E. D. Force
NOTARY PUBLIC IN AND FOR COUNTY

OF Rockwall, STATE OF TEXAS.

THE STATE OF TEXAS }
COUNTY OF _____ } ss.

THIS CERTIFIES THAT THE FOREGOING DEED OF TRUST, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS DULY RECORDED BY ME ON THE 13 DAY OF Dec, A. D. 1927, IN VOL. 15 PAGE 516 OF THE RECORDS OF MORTGAGES AND TRUST DEEDS OF Trust COUNTY, TEXAS.

Mrs. J. J. Bailey
CLERK COUNTY COURT
Rockwall COUNTY, TEXAS.
BY Mr. Stephenson DEPUTY.

No. _____

Second Deed of Trust

G. Calvin Rochell, Jr., and
Amanda Rochell

TO
OWEN M. MURRAY, TRUSTEE,
FOR

THE MURRAY INVESTMENT COMPANY,
DALLAS, TEXAS

FILED FOR RECORD THIS 10th DAY OF
Dec

A. D. 1927, AT 3:20 O'CLOCK P M.

RECORDED IN VOL. _____ PAGE _____
OF THE RECORDS OF MORTGAGES AND DEEDS
OF TRUST OF Rockwall
COUNTY, TEXAS.

Mrs. J. J. Bailey
CLERK OF COUNTY COURT
BY Mr. Stephenson DEPUTY.

RETURN TO
THE MURRAY INVESTMENT COMPANY,
MERCANTILE BANK BLDG.
DALLAS, TEXAS.

THE STATE OF TEXAS

COUNTY OF ROCKWALL

} ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT, G. Calvin Rochell, Jr., and wife Amanda Rochell,

HEREINAFTER CALLED GRANTORS

OF THE COUNTY OF Rockwall AND STATE OF TEXAS, FOR AND IN CONSIDERATION OF

THE SUM OF ONE DOLLAR TO THEM IN HAND PAID BY OWEN M. MURRAY OF DALLAS, TEXAS, AND IN FURTHER CONSIDERATION OF THE DEBT AND TRUSTS HEREINAFTER MENTIONED, HAVE GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO GRANT, SELL AND CONVEY UNTO THE SAID OWEN M. MURRAY, TRUSTEE, AND TO HIS SUCCESSORS OR SUBSTITUTES IN THIS TRUST, AND TO HIS AND THEIR ASSIGNS FOREVER, ALL AND SINGULAR, THE FOLLOWING DESCRIBED PROPERTY SITUATED, LYING AND BEING IN THE COUNTY OF Rockwall AND STATE OF TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a part of 640 acres of land patented to the heirs of E. P. Gaines Chisum on November 5, 1851, by Patent 334, Volume 1, Abstract _____, and described by metes and bounds as follows:

BEGINNING at the East corner of said Chisum survey;

THENCE North 45 West 1009 varas;

THENCE South 45 West 380 varas; *1055.26' ← (1055.26')*

THENCE South 45 East 1009 varas; *2801.99' ← (2801.99')*

THENCE North 45 East 380 varas; to the place of beginning, containing 67.92 acres of land.

1009

5

102.78

TO HAVE AND TO HOLD THE HEREIN DESCRIBED PREMISES, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANYWISE BELONGING UNTO THE SAID OWEN M. MURRAY, TRUSTEE, AND TO HIS SUCCESSORS OR SUBSTITUTES IN THIS TRUST, AND TO HIS AND THEIR ASSIGNS FOREVER.

AND THE GRANTORS DO HEREBY BIND THEMSELVES, THEIR HEIRS, EXECUTORS AND ADMINISTRATORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR UNTO THE SAID TRUSTEE AND TO HIS SUCCESSORS OR SUBSTITUTES, AND TO HIS AND THEIR ASSIGNS FOREVER, AGAINST ANY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

MANDATORY PARKLAND DEDICATION
NEIGHBORHOOD PARKLAND
CALCULATION SHEET

P&Z Case NO. Preliminary Est. Cameron Prop.
Description Same

Submitted by Est. Requested
NP District 24

Calculation Information

I. Total number of residential units which NP24 is projected to have when fully developed.

.Total projected population NP24 (Park Plan): 2,220

.Mean Household Size (NCTCOG): 2.68

Calculation

$$2,220 \div 2.68 = 820.89$$

II. Pro rata share of required dedication for Preliminary Est. Cameron Prop

.Total number of residential units which NP24 is projected to have when fully developed: 820.89

.Total number of units proposed for Prelim Est. = ~~185~~ 165

Calculation

165 units is 20.1 % of 820.89

20.1 % of 3.0 acres (total Neighborhood Park requirement of NP24 from Park Plan) = .603 acres

Park Board Recommendation

Cameron zoning

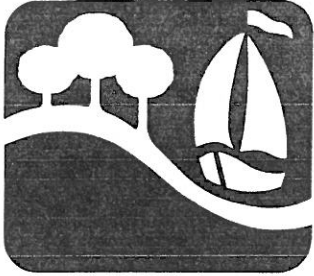
Abstract 64 TR 17 Raymond Cameron
301 Lake Terrace

TR 17-1 Rockwall J.S.D
801 E Washington

TR 12 Billy Peoples
Ab 145 19 P.O. Box 35

Abstract 145 TR 14, 15 Western Federal Savings & Loan
Co Real Estate Tax Service
P.O. Box 832310
Richardson, TX 75083-2310

TR 20 State Highway Department
I-30, Rt 3



CITY OF ROCKWALL
"THE NEW HORIZON"

April 25, 1991

Mr. Raymond Cameron
1101 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

Your application for a change in zoning has been received along with your \$217.00 filing fee. The Planning and Zoning Commission will hold a public hearing on Thursday, **May 9, 1991, at 7:30 P.M.** in City Hall, 205 W. Rusk, to consider your request and the Rockwall City Council will hold a public hearing on Monday, **May 20, 1991 at 7:00 P.M.** in City Hall to consider the request. It is important that your interests are represented at both of these meetings. Lack of representation could delay the approval process.

A change in zoning requires two readings of the ordinance. If approved on May 20th, the second reading will be scheduled for June 3.

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

Sincerely,

Mary Nichols
City Secretary

RAMSAY ARCHITECTS, INC.

February 3, 1992

Mrs. Julie Couch
Assistant City Manager
City of Rockwall

Re: Oak Tree Development

Dear Julie:


Enclosed is a preliminary plat requesting some modifications from the plan previously approved on May 9, 1991. In the eight months since that approval, we have determined that it was not economically feasible to construct the project due to the excessive amount of off-site utility work, as well as the off-site paving.

We propose to develop Phase I with approximately 30 lots at the South end of the property, with successive phases moving North. We want to pave our half of Mims Road only adjacent to the Phase being developed, and our previously agreed on portion of the major thoroughfare when we build the lots adjacent to it, if the city or adjacent landowners will construct portions as well.

We do not want to be in a position of having provided a roadway that is of no use to either our development or the movement of traffic within the city. Notice from our revised preliminary plat that we will construct a street in our Phase II that will allow a connection ~~to~~ both East and West of us. This plan provides the same number of lots as the earlier plat, one hundred fifty eight (158).

Please call if we need to discuss the plat.

Regards,


ROSS I RAMSAY
OAK TREE DEVELOPMENT

Enclosure: (1)

mrl



CITY OF ROCKWALL

"THE NEW HORIZON"

February 26, 1992

Mr. Raymond Cameron
1101 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

On February 17, 1992 the Rockwall City Council approved the revised preliminary plat on Oak Tree, a residential subdivision located on Mims Road with the following conditions:

1. The approval of the lot layout will be subject to the submission and approval by the City Engineer of a utility, grading and drainage plan, including the plans for the extension, or installation of necessary offsite facilities or improvements.
2. A determination will be made by the City prior to final plat regarding the dedication of parkland in the area of the floodplain or escrow of parkland fees.
3. That the requirements for alleys be waived for those lots that back up to Mims Road and the drainage area with the conditions that a row of photinias be planted in the right-of-way behind those lots that back up to Mims Road, that those lots without alleys along Mims Road not have driveway access to Mims Road, and that the developer shall maintain and repair Mims Road to its original condition during and upon completion of construction of the full development.
4. That one half of the cost of improving Mims Road is escrowed with the City for its future widening.

Let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", written over a light-colored background.

Julie Couch
Assistant City Manager

February 28, 1992

W. L. Douphrate II, P.E.
City Engineer
205 W. Rusk
Rockwall, Texas 75087

Re: Your letter of 24 February, 1992

Dear Dub:

Your letter, Morrison Hydrology's letter, and the City's Ordinance on drainage have been reviewed, and we find that there are portions of the Drainage Management Plan that seem to leave the City with authority to deny a final plat unless a series of expensive studies have been done.

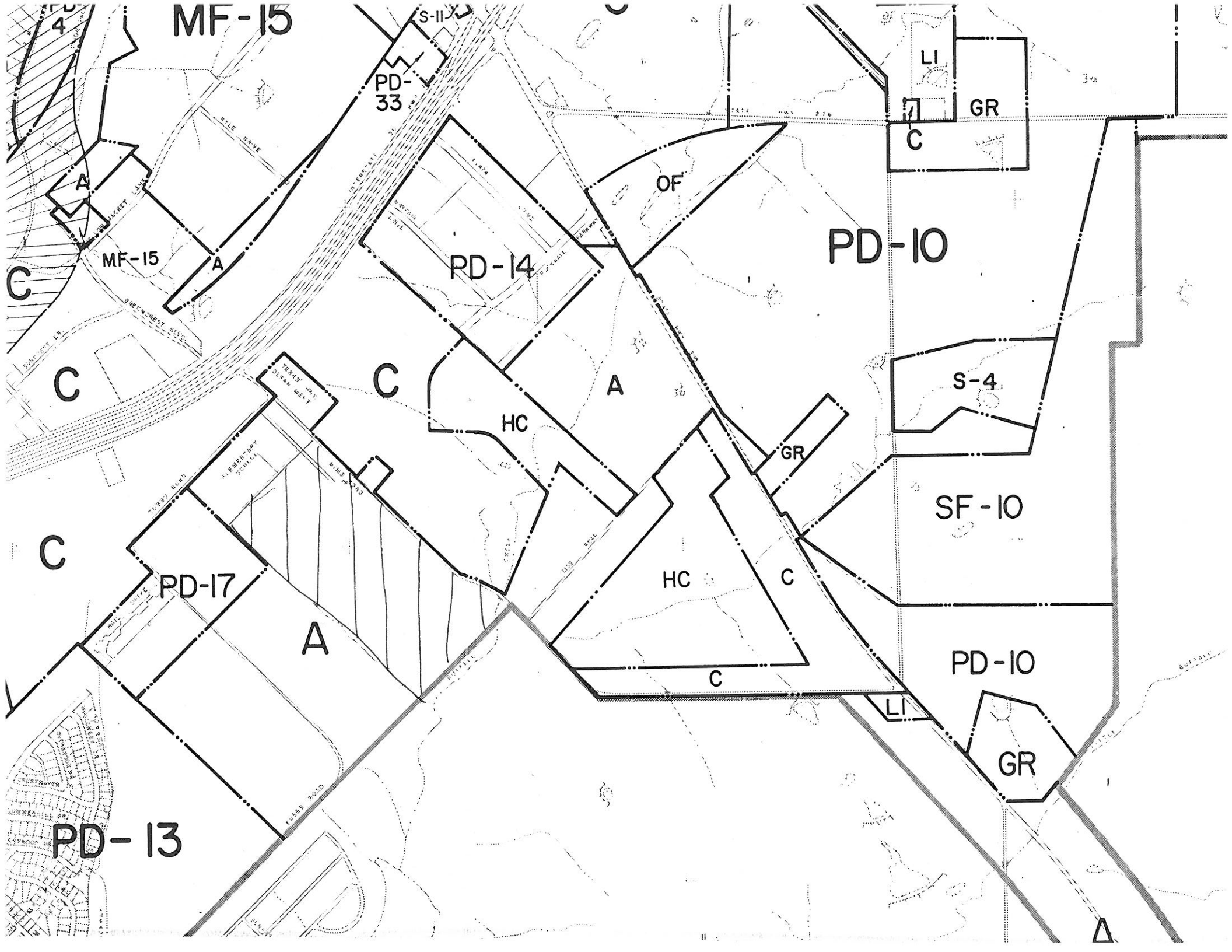
Further, the developer evidently must agree to pay for whatever these studies suggest, both up and down stream, for an undetermined distance. I reference particularly the words "*and future upstream and downstream developments*" on page 3-29, and "*and the surrounding area*" on page 3-31. These are imprecise requirements and I feel that I could be responsible for improvements to the holdings of an unknown number of developers, as well as the potential park land of the City of Rockwall.

The possible financial impact of this is apparently not calculable so we are not willing to agree to the conditions as you have outlined. We are willing to discuss it further if you have additional thoughts on the matter.

Regards,

Ross I. Ramsay

cc: Mark Jordan
Raymond Cameron
Julie Couch



CITY OF ROCKWALL
Planning and Zoning Agenda

91-18

Agenda Date: May 9, 1991

Agenda No: III. C.

Agenda Item: Hold Public Hearing and Consider Recommending Approval of a Change in Zoning From "A" Agricultural to "SF-7" Single Family on a Tract of Land Located on Mims Road and Approval of a Preliminary Plat for the Lakewood Addition

Item Generated By: Applicant, Raymond Cameron

Action Needed: Hold public hearing and consider approving the zoning request and the preliminary plat.

Background Information:

We have received a request from Mr. Cameron to consider zoning and preliminary platting on an approximately 60 acre tract located south of the Interstate along Mims Road. The site was annexed in 1986 and has never been permanently zoned. Our comments are as follows:

Zoning

The proposed zoning is in conformance with the land use plan. We see no problem with the zoning request.

Preliminary Plat

The preliminary plat projects the development of approximately 161 single family lots meeting the SF-7 zoning district. The proposed average lot size is 69 ft. by 135 ft., which equals approximately 9300 sq. ft. The development is bounded by flood plain to the south, Amanda Rochell Elementary School to the north, Mims Road to the east and undeveloped property to the west. The plan conforms to the thoroughfare plan as discussed in the previous agenda item. They are asking for no alley requirement behind those lots that back up to the creek area. In similar situations alleys have been waived. They are also providing dedication for one half of Mims Road and they will be required to construct or escrow fees for the improvement of Mims Road. Our comments are as follows:

Approval of the preliminary plat should be subject to the following:

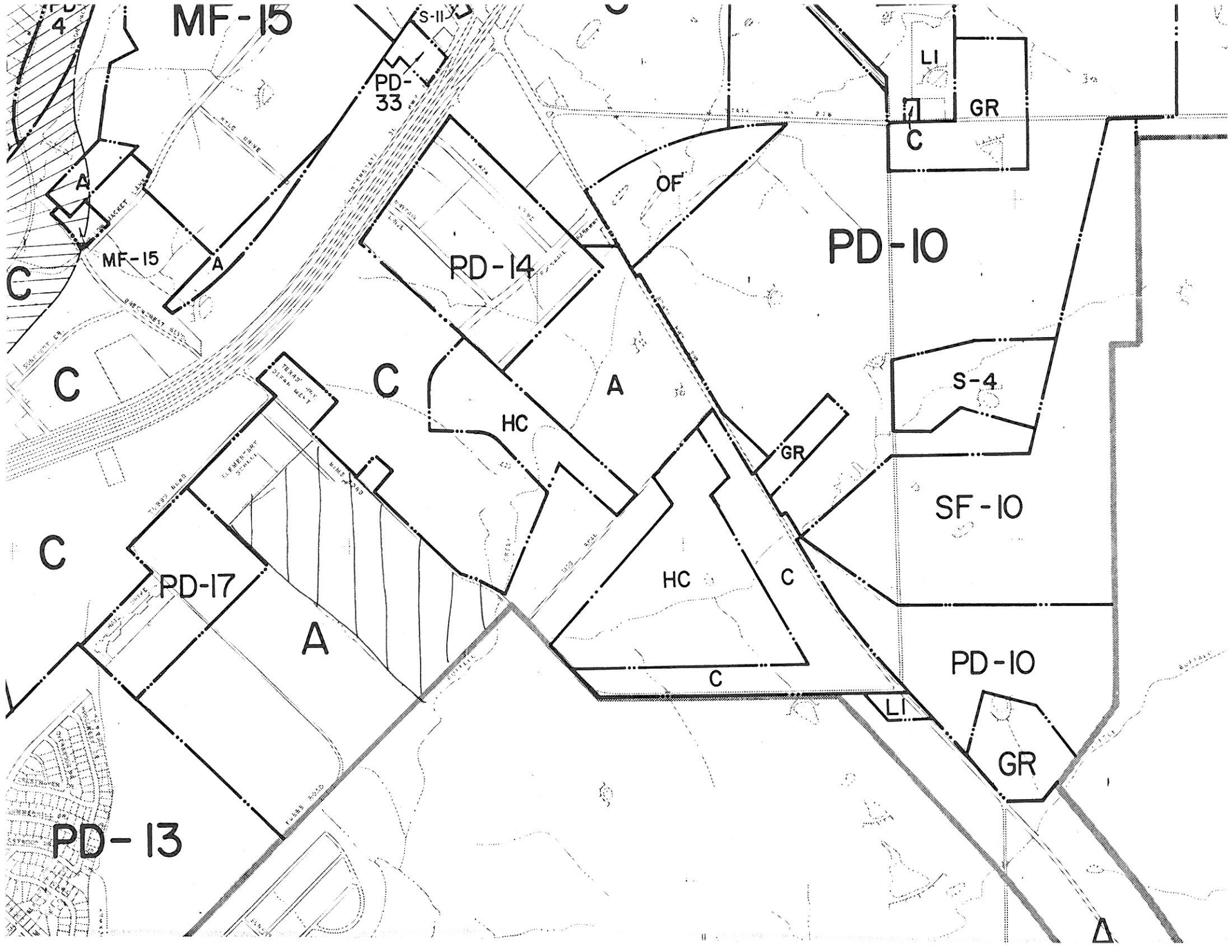
1. Submission of a utility and grading and drainage plan, including the plans for the extension of necessary offsite water facilities prior to final plat.
2. A determination regarding the dedication of parkland in the area of the floodplain or escrow of parkland fees prior to final plat.
3. That the median design and median openings be determined at the time of final plat.
4. That the subdivision name be changed at time of final plat.

Attachments:

1. Location Map
2. Preliminary Plat

Agenda Item: Zoning to SF-7 and Preliminary Plat

Item No: III. C.



MF-15

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PD-14

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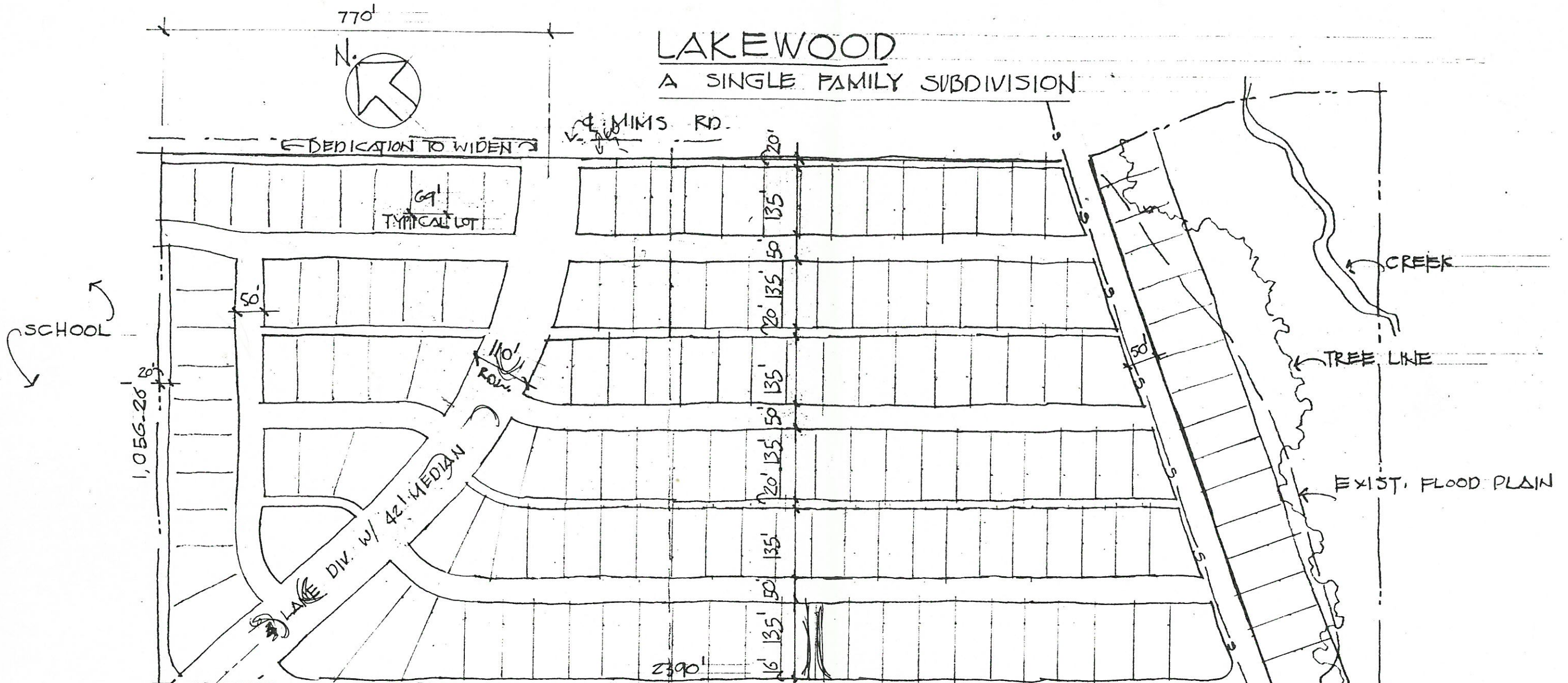
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LAKESWOOD

A SINGLE FAMILY SUBDIVISION



FIRST PHASE - 64 LOTS - 24 AC.
TOTAL PROJECT : 161 LOTS
TOTAL SUBDIVISION ACREAGE : APPROX: 50

SCALE : 1" = 200'
RAMSAY ARCHITECTS - ROCKWALL
3 MAY 91

22 APR. 91

140 Miller opened the public hearing and as there was no one present wishing to address this issue,
the public hearing was closed.

PLANNING AND ZONING COMMISSION CHAIRMAN'S REPORT

145 Chairman Bill Sinclair discussed the four items on the Council agenda that had been
considered by the Commission and outlined the Commission's recommendation on each.

INITIATION OF PUBLIC HEARINGS REGARDING PROPOSED AMENDMENT TO THOROUGHFARE PLAN SOUTH OF I-30

150 Traffic engineer John Reglin outlined recommended change to the thoroughfare plan
adopted in 1984. He noted changes in the community's needs and discussed the development
south of I-30 that had taken place since 1984 and was anticipated to take place in the near future.
He explained that while the overall alignments followed the original plan, the proposed
155 amendment made some modifications to specific alignments, some minor changes, and deletions.
After Council discussion, Martin made a motion to initiate public hearings to consider the
amendment. Elkins seconded the motion. The motion was voted on and passed unanimously.

P&Z 91-18-Z/PP PUBLIC HEARING REGARDING ZONE CHANGE FROM "A" TO "SF-7", PRELIMINARY PLAT REQUEST FROM RAYMOND CAMERON AND ROSS RAMSEY FOR 60 ACRE TRACT ON MIMS ROAD SOUTH OF I-30

165 Assistant City Manager Julie Couch explained that the zone change requested was in
conformance with the Comprehensive Land Use Plan and that most of the conditions for approval
of the preliminary plat had been met by the applicants. Ross Ramsey discussed the location of
the property and the need for single family housing south of I-30. He stated that all conditions
recommended would be met. As there was no one else wishing to address this issue, the public
hearing was closed. Seligman made a motion to approve an ordinance on first reading
authorizing the change in zoning from "A" to "SF-7". Williams seconded the motion.

170 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS
HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF
LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF
175 SAID PROPERTY FROM "A" AGRICULTURAL "SF-7" SINGLE FAMILY; PROVIDING FOR
A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS
(\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING
FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

180 Upon reading of the caption, the motion was voted on and passed unanimously. Regarding the
plat, Couch outlined the conditions of the Commission as follows:

1. that a utility, grading, and drainage plan be submitted to and approved by the City Engineer prior to submission of the final plat

- 185 2. a determination by the City be made regarding the dedication of parkland or
 escrow of parkland fees prior to the submission of the final plat
3. that the first cul-de-sac south of the 6 lane and parallel to Mims Road be reduced
 in length and that the alley on the west side of the cul-de-sac access the street to
190 the west
4. in lieu of an alley behind lots that back up to Mims Road, a screening hedge shall
 be provided and the developer will improve two lanes of Mims Road from the
 service road of I-30 to the southern limit of the development

195 Williams made a motion to approve the preliminary plat subject to the four conditions above.
Seligman seconded the motion. The motion was voted on and passed unanimously.

200 **P&Z 91-17-SP/V/FP SITE PLAN, VACATION, REPLAT FOR JACK IN THE BOX AND
REQUEST FOR VARIANCE TO HEIGHT AND SIZE REQUIREMENTS OF THE SIGN
ORDINANCE**

205 Couch explained that under current requirements, a general business sign was allowed 20
feet in height and 60 square feet in area. She stated that the maximum freeway signage allowed
was 40 feet in height and 200 square feet in area and outlined the recommended conditions for
approval of the site plan and replat. Miller opened the public hearing and Mark Hall,
representing Jack in the Box showed Council a video tape of the site and requested a variance
to allow 45 feet in height and 144 feet in area. As there was no one else wishing to address this
issue the public hearing was closed. After Council discussion, Williams made a motion to
approve a variance to allow 40 feet in height and 144 square feet in area. Seligman seconded
210 the motion. The motion was voted on and passed unanimously.

Regarding the site plan, Williams made a motion to approve it with the following
conditions recommended by the Architectural Review Board:

- 215 1. that internal directional signage be added to direct patrons to the I-30 access
2. that a height bar be added to the drive-thru lane indicating maximum height of
 vehicles allowed to pass
- 220 3. that the consideration of a turn lane in this section of FM-740 be included as a
 part of the study being done on the south section of FM-740.

Luby seconded the motion. The motion was voted on and passed unanimously.

225 Williams then made a motion to approve the vacation/final plat. Elkins seconded the
motion. The motion was voted on and passed unanimously.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: May 20, 1991

Agenda No:

Agenda Item: Hold Public Hearing and Consider Approval of an Ordinance Granting a Change in Zoning From "A" Agricultural to "SF-7" Single Family on a Tract of Land Located on Mims Road (1st Reading) and Approval of a Preliminary Plat for the Oak Tree Addition

Item Generated By: Applicant, Raymond Cameron and Ross Ramsey

Action Needed: Hold public hearing and consider approving the zoning request and the preliminary plat.

Background Information:

We have received a request from Mr. Cameron to consider zoning a tract of his land containing approximately 60 acres located south of I-30 on Mims Road, and a request from Ross Ramsey for approval of a preliminary plat on the same tract. The site was annexed in 1986 and has never been permanently zoned. Our comments are as follows:

Zoning

The proposed zoning is in conformance with the land use plan. We see no problem with the zoning request.

Preliminary Plat

The preliminary plat projects the development of approximately 158 single family lots meeting the SF-7 zoning district. The proposed average lot size is 69 ft. by 135 ft., which equals approximately 9300 sq. ft. The development is bounded by flood plain to the south, Amanda Rochell Elementary School to the north, Mims Road to the east and undeveloped property to the west. The plan conforms to the thoroughfare plan as discussed in the previous agenda item. They are asking for no alley requirement behind those lots that back up to the creek area. In similar situations alleys have been waived. They are also providing dedication for one half of Mims Road as well as the construction of one half of Mims Road. We had several concerns on the original submission and recommended a number of changes to the preliminary plat. The Planning and Zoning Commission has recommended approval of the plat subject to those conditions. Most of the itemized conditions have been met with the amended preliminary plat included in your packet. The specific items that have been addressed include changing the subdivision name, determining median openings on the 6 lane, reducing the number of access points on the 6 lane road, breaking up the long blocks on the south side of the 6 lane, and closing a proposed tie to the existing street in front of the school. The items that still need to be addressed prior to the submission of a final plat on any portion of the site include the following:

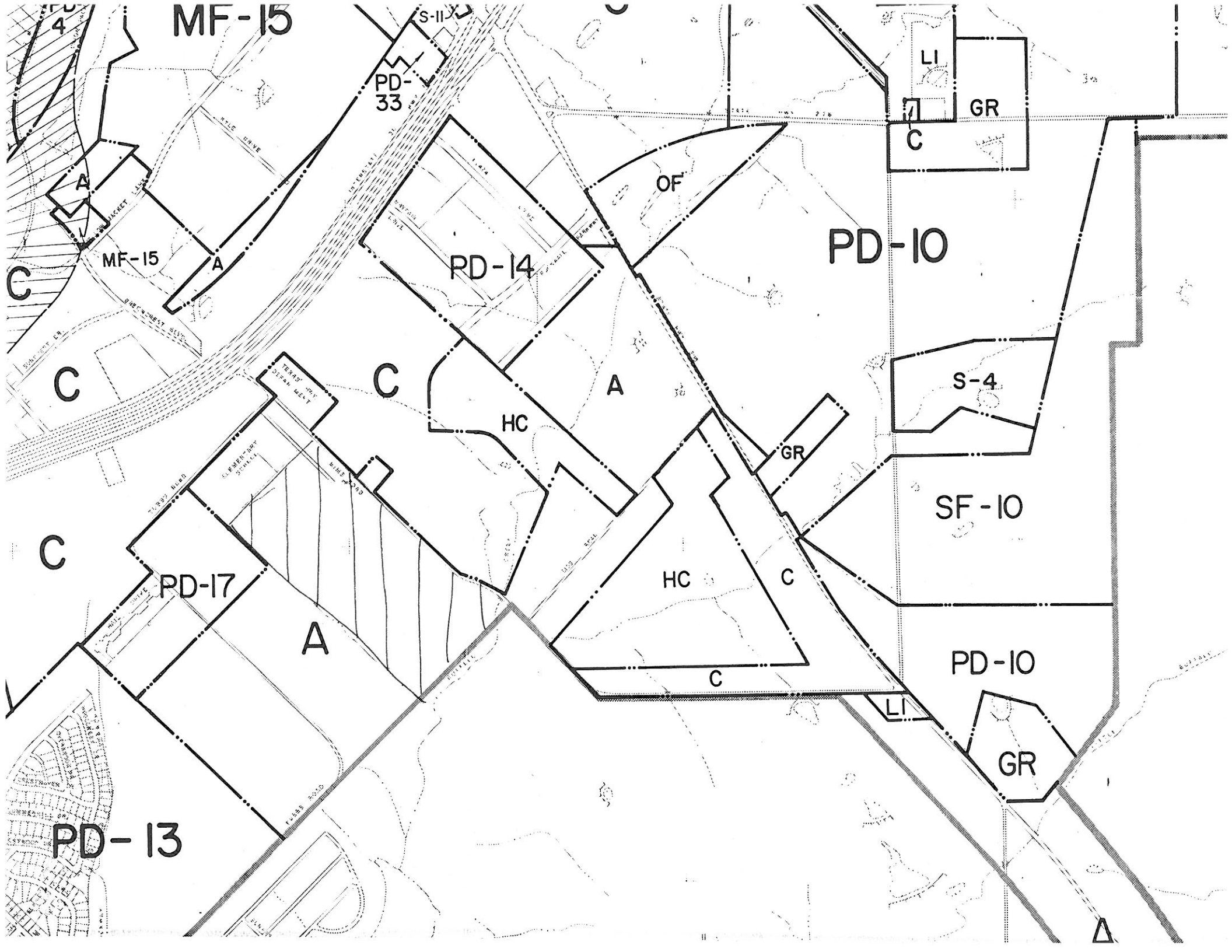
SEE NEXT PAGE FOR NOTES CONT'D.

Attachments:

1. Location Map
2. Preliminary Plat

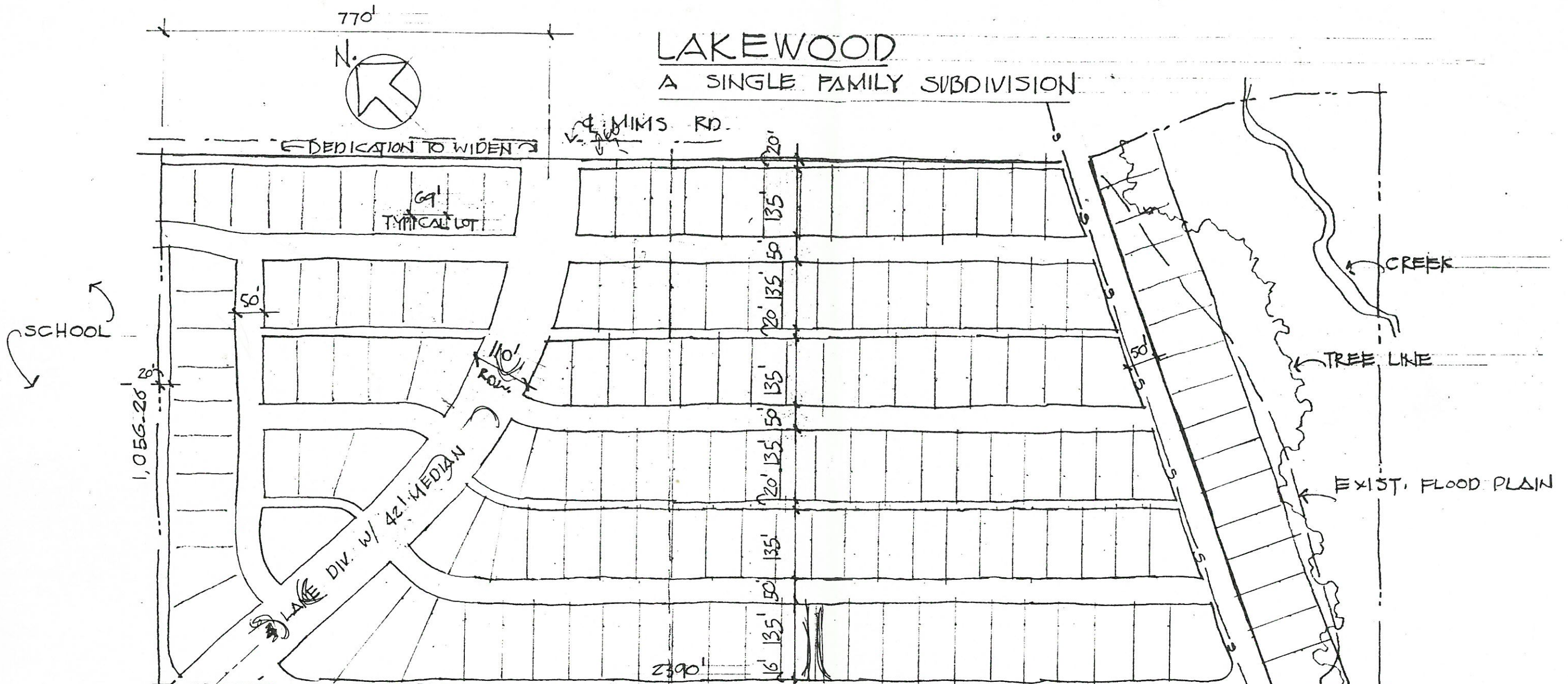
Agenda Item: Zoning to SF-7 and Preliminary Plat

Item No: V. E.



LAKESWOOD

A SINGLE FAMILY SUBDIVISION



FIRST PHASE - 64 LOTS - 24 AC.

TOTAL PROJECT : 161 LOTS
TOTAL SUBDIVISION ACREAGE : APPROX: 50

SCALE : 1" = 200'

22 APR. 91

RAMSAY ARCHITECTS - ROCKWALL
3 MAY 91

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 17, 1992 **Agenda No:** VI. D.

Agenda Item: 91-18-Z - Discuss and Consider Approval of a Preliminary Plat on Oak Tree, A Residential Subdivision Located on Mims Road

Item Generated By: Applicant, Ross Ramsey

Action Needed: Consider approving the revised preliminary plat.

Background Information:

The Commission has recommended approval of the final plat with the following conditions:

1. That approval of the lot layout should be subject to the submission and approval by the City Engineer of a utility, grading and drainage plan, including the plans for the extension of necessary offsite facilities.
2. A determination by the City prior to final plat regarding the dedicatio of parkland in the area of the floodplain or escrow of parkland fees.
3. That the requirements for alleys be waived for those lots that back up to Mims Road and the drainage area with the conditions that a row of photinias be planted in the right of way behind those lots that back up to Mims Road, that those lots without alleys along Mims Road not have driveway access to Mims Road, and that the developer shall maintain and repair Mims Road to its original condition during and upon completion of construction of the full development.
4. That one half of the cost of improving Mims Road is escrowed with the City for its future widening.

Attachments:

Agenda Item: Preliminary Plat on Oak Tree

Item No: VI. D.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 17, 1992 **Agenda No:** VI. D.

Agenda Item: 91-18-Z - Discuss and Consider Approval of a Preliminary Plat on Oak Tree, A Residential Subdivision Located on Mims Road

Item Generated By: Applicant, Ross Ramsey

Action Needed: Consider approving the revised preliminary plat.

Background Information:

Several months ago the Commission and City Council approved a preliminary plat for the Oak Tree Addition, a 158 lot subdivision to be located on Mims Road. This addition was located in the path of a proposed 6 lane thoroughfare shown on our thoroughfare plan paralleling the south side of I-30. Their original plan was to develop the first phase in the northern portion of the tract that would have included a portion of this thoroughfare. They had also requested waivers to the alley requirements behind those lots that back up to Mims Road and the drainway. We had granted the waiver with the condition that one half of Mims Road would be repaved from the development to the I-30 service road. The developer had agreed with this.

They have now determined that the development cannot support that additional cost. They are now wanting to move the first phase to the southern portion of the property to take advantage of the sewer location and to reduce the cost. They are still wanting the waiver to the alleys along Mims Road but they cannot afford to repave one half of Mims Road. Our subdivision ordinance would not require the developer to pave anything but that portion of Mims that is adjacent to the phase being developed. We had concurred with the alley waiver along Mims Road in part because we had concerns about the appearance of the rear of the lots from the collector. We would still have those concerns about locating an alley in this area. They are requesting reapproval of the preliminary plat with the removal of the requirement that Mims Road be improved to the service road. It is our recommendation that all of the previous conditions be maintained with the exception that rather than paving one half of Mims Road to the I-30 service road, that the developer be responsible for repairing any damage to Mims Road, in addition to escrowing one half of the cost of that portion of Mims Road adjacent to the phase being developed. A copy of the previous requirements is attached.

The Commission will consider this item on Thursday and we will forward their recommendation to you on Friday.

Attachments:

1. Preliminary Plat
2. Conditions

Agenda Item: Preliminary Plat on Oak Tree

Item No: VI. D.

NOTES FOR OAK TREE PRELIMINARY PLAT CONT'D.

1. Approval of the lot layout should be subject to the submission and approval by the City Engineer of a utility, grading and drainage plan, including the plans for the extension of necessary offsite facilities.
2. A determination by the City should be finalized regarding the dedication of parkland in the area of the floodplain or escrow of parkland fees.
3. The first culdesac south of the 6 lane and parallel to Mims Road needs additional access out to Mims Road to reduce the length of the street and the alley on the west side of this culdesac needs access out to the street to the west.
4. The original plat proposed to construct alleys behind those lots that back up to Mims Road, in conformance with our subdivision requirements. In reviewing the plat several concerns were raised regarding the appearance of the back of the lots along Mims. The City does not currently require any screening between a collector street and the back of residential lots. This is the most logical alignment for these lots because development across Mims will be non residential. A alley and rear access to garages could result in a fairly unattractive appearance.

Another concern of both the City and the Developer is the condition of Mims Road from the service road to their property. It is paved but it is very narrow and less than desirable.

As an alternative it is recommended that the Council consider the following: that the alley requirement be waived along Mims Road with the stipulation that Mims Road be extended by the developer all the way to the service road, and that a row of photinias be planted in the right of way behind those lots that back up to Mims Road. We have waived the alley requirement in Harlan Park for lots that back up to SH-205.

The Planning and Zoning Commission has recommended approval of the plat included in your packet with the above stated conditions.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 9, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk, Rockwall, Texas, to consider recommending approval of a change in zoning from "A" Agricultural to "SF-7" Single Family Classification on a tract of land located on Mims Road further described as follows:

Being a part of 640 acres of land patented to the heirs of E. P. Gaines Chisum on November 5, 1851, by Patent 334, Volume 1, Abstract 64, and described by metes and bounds as follows:

BEGINNING at the East corner of said Chisum survey;

THENCE North 45 West 1009 varas;

THENCE South 45 West 380 varas; 1085.26,

THENCE South 45 East 1009 varas; 2801.99'

THENCE North 45 East 380 varas; to the place of beginning, containing 67.92 acres of land.