

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-35-2 Filing Fee \$101.00 Date 8-27-91
Applicant J. O. RICHEY Phone 771-2182
Mailing Address 1024 RIDGE RD.
ROCKWALL, TX. 75087

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

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

SF-10 District Classification to
GENERAL RETAIL District Classification for
for the following reasons: (attach separate sheet if necessary)

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

Status of Applicant:² Owner Tenant _____
Prospective Purchaser _____

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

Signed James O. Richey

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.

EXHIBIT 'A'

All that certain lot, tract or parcel of land, being a part of the B.J.T. LEWIS SURVEY, as described in metes and bounds as follows:

BEGINNING at the Southeast corner of a lot conveyed to H.L. Williams by Lee W. Rhoades and wife, recorded in Volume 49, Page 211, Deed Records of Rockwall County, Texas;

THENCE West with said line of Williams tract 150 feet to a point for corner;

THENCE South 70 feet to a stake for corner;

THENCE East 150 feet to a stake on Right-of-way line of Rockwall-Heath slab road;

THENCE North 70 feet along said road to the PLACE OF BEGINNING, and being a lot 70 feet by 150 feet out of a 97.74 acre tract of land conveyed by E. W. Titus et ux to Lee W. Rhoades by Deed dated March 20, 1943 and recorded in Volume 38, Page 187, Deed Records of Rockwall County, Texas and being the same and identical lot conveyed by Nan D. Fitzpatrick Huie to W.E. Barringer dated August 10, 1955 and recorded in Volume 52, Page 336, Deed Records of Rockwall County, Texas.



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

NS

(214) 771-1111

Cash Receipt

Name J.O. Richey 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	101.00	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

101.00

Received By

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

ACTION RECORD

Case No: 91-35-2

Location: J.P. Richey - Ridge Road

Application Reviewed..... _____

File Created _____

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

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..... _____

Surrounding property owners..... _____

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 P+2 consideration:
~~If approved:~~

Scheduled for City Council.....

Notice sent to newspaper.....

Notice sent to property owners.....

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

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

Included map in update file.....

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

→ Permit activated within 6 months.....

→ If not activated, applicant notified permit is void.....

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

COMMERCIAL ZONING REVIEW CHECKLIST

Applicant _____
 Current Zoning _____ Land Use Plan Indicates _____
 Proposed Zoning _____
 Location _____

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

I. Planning and Engineering

	<u>Yes</u>	<u>No</u>
A. Is the proposed zoning (development) strip development?	_____	_____
1. Is the parcel(s) too shallow? (200 foot depth minimum)	_____	_____
2. Is the parcel(s) owned in small pieces by different owners?	_____	_____
3. Is there a potential for an excess of curb cuts?	_____	_____
C. Is the proposed commercial use incompatible with existing adjacent land uses, or existing commercial uses in the area?	_____	_____
D. Will the proposed activities disturb adjacent residential areas, or depreciate surrounding property with noise, pollution, traffic or other factors?	_____	_____
E. Does the proposed rezoning or development disrupt the orderly development of adjacent neighborhoods?	_____	_____
F. Is the buffering inadequate and/or is the parcel too small to allow for adequate open space, landscaping and buffering?	_____	_____

- G. Is the parcel too small for the proposed use with inadequate parking and/or truck loading areas? _____
- H. Does the proposed development force commercial traffic through residential neighborhoods or onto residential sized streets? _____
- I. Does the proposed development mix traffic generated from retail activity with wholesale trucking operations? _____
- J. Is the overall transportation system adequate to handle the additional traffic? _____
- K. Are the public facilities and services inadequate to support such development i.e., sewer, water, drainage, electricity, fire protection? _____
 - 1. If public facilities are not adequate, is the parcel outside an active growth area and not adjacent to existing facilities and services? _____
- L. Are there any pollution or environmental hazards and other objectionable hazards affecting the proposed use? _____
- M. Does the proposed rezoning significantly alter the desired percentage of land uses? _____
- N. Is the proposed zoning change in conflict with the Master Plan? _____
- O. Has there been a lack of significant change since the Master Plan Update was adopted that would favor approval of the request though not in conformance with the existing Master Plan? (Substantial zoning changes dictate modification of the Master Plan.) _____

P. Could the request be considered premature? (Are other things required to happen before the use recommended becomes viable?) _____

II. Existing Zoning Pattern (Neighborhood)

A. What is the existing zoning adjacent to site? _____

1. What is the predominant zoning in the area? _____

2. Is the area developed the same as it is zoned? _____

B. Is the requested zoning incompatible with the existing zoning pattern? _____

C. Will the requested change alter a logical transition between zoning types? _____

D. Will the proposed use change the stability of the zoning pattern? _____

E. Could this property be effectively utilized without the zoning being changed? _____

F. Is there another, less intense zoning classification that permits the proposed use? _____

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

If "yes", what are they? _____

Comments: _____

F. O. Richey
1024 Ridge Road
Rodehall 75887

Dear Mr. Richey;

As you are aware, the Planning and Zoning Commission recommended denial without prejudice of your request for a change in zoning from "SF-10" single family to "C-R" general retail for your lot at 1024 Ridge Road.

If you ~~wish~~ wish to ^{proceed with} ~~present~~ this request to City Council, the case would be scheduled for

WILLIAM I. LOFLAND

ATTORNEY AT LAW

105 EAST KAUFMAN STREET

ROCKWALL, TEXAS 75087

Sept. 11, 1991

PHONE: A/C 214 - 722-5212, OFFICE
A/C 214 - 722-3875, RESIDENCE

Rockwall Planning and Zoning Commission
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Dear P&Z Members:

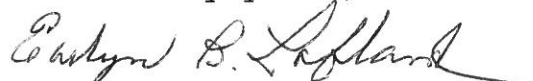
This letter is written concerning the public hearing Thursday, Sept. 12th, about consideration of changing zoning from "SF-10" to "GR" at 1024 Ridge Road.

In plain Texanese, we are agin such change. Why? First, it will de-value our next-door property which has been in the family for residential purposes for almost forty years. We resent having non-residents or very recent newcomers put the barest minimum down-payment on property in that block in an apparent attempt to turn a quick profit while we have been fully invested there and paying taxes to the city for such a long time. We contend that our argument in this matter should carry as much or more weight than the proposers of this change.

Next, Ridge Road has always been the dividing line between retail and residential development and it seems unwise to pick a 70-foot lot on the residential side which is in the middle of a block of houses to change from residential to retail. Isolated spot-zoning such as this speaks of poor planning to us. We ask for a better over-all picture than this.

Finally, the very thought of commercial signs on the structure or in the yard (or both) and the parking of commercial vehicles around such structure makes us shudder. The attached picture taken at 2:30 P.M., Sept. 11th, which shows a large piece of earth-moving equipment parked five feet over on our property at 1026 Ridge Road and which evidently belongs to the new owner of 1024 Ridge Road emphasizes our distaste for the proposed change in zoning.

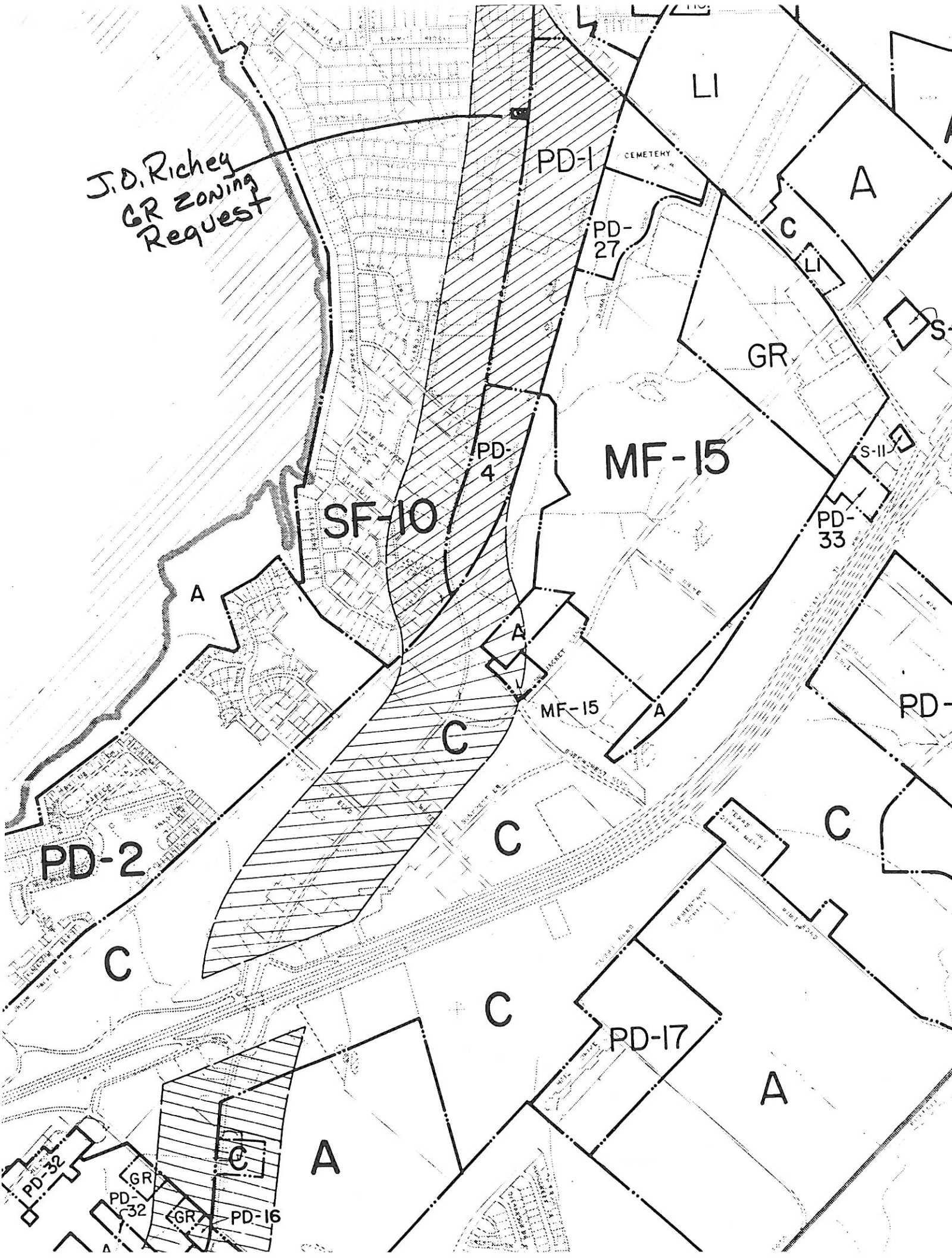
Concernedly yours,



Evelyn B. Lofland
Victor M. Wallace

Encl. - Snap-shot

J.O. Richey
GR zoning
Request



SF-10

MF-15

PD-1

PD-27

PD-4

PD-33

PD-2

MF-15

PD-17

PD-32

PD-32

PD-16

CEMETERY

LI

A

GR

C

LI

S

S-II

PD-

C

C

C

C

A

A

GR

GR

C

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 12, 1991

Agenda No: IV. H.

Agenda Item: P&Z 91-35-Z - Hold Public Hearing and Consider Recommending Approval of a Request from J.O. Ritchey for a Change in Zoning from "SF-10" Single Family to "GR" General Retail Located at 1024 Ridge Road

Item Generated By: Applicant, J.O. Ritchey

Action Needed: Hold public hearing and take any necessary action.

Background Information:

Mr Ritchey acquired one of the houses on FM-740 south of Summit Ridge. This area is currently zoned single family. He moved his office into the building without checking the zoning on the site. we have indicated to him that we will take no action against him until the zoning request is processed, which is why he has filed the zone change. We have also indicated that it would not be appropriate to consider rezoning individual lots in this area because of the problems of access, circulation and offstreet parking. It is the staff recommendation that consideration of the case be tabled for one month in order to give the applicant time to work with the other property owners to see a comprehensive plan can be worked out for this area. It may be appropriate to consider PD zoning in this area because of the mix of uses and the access problems.

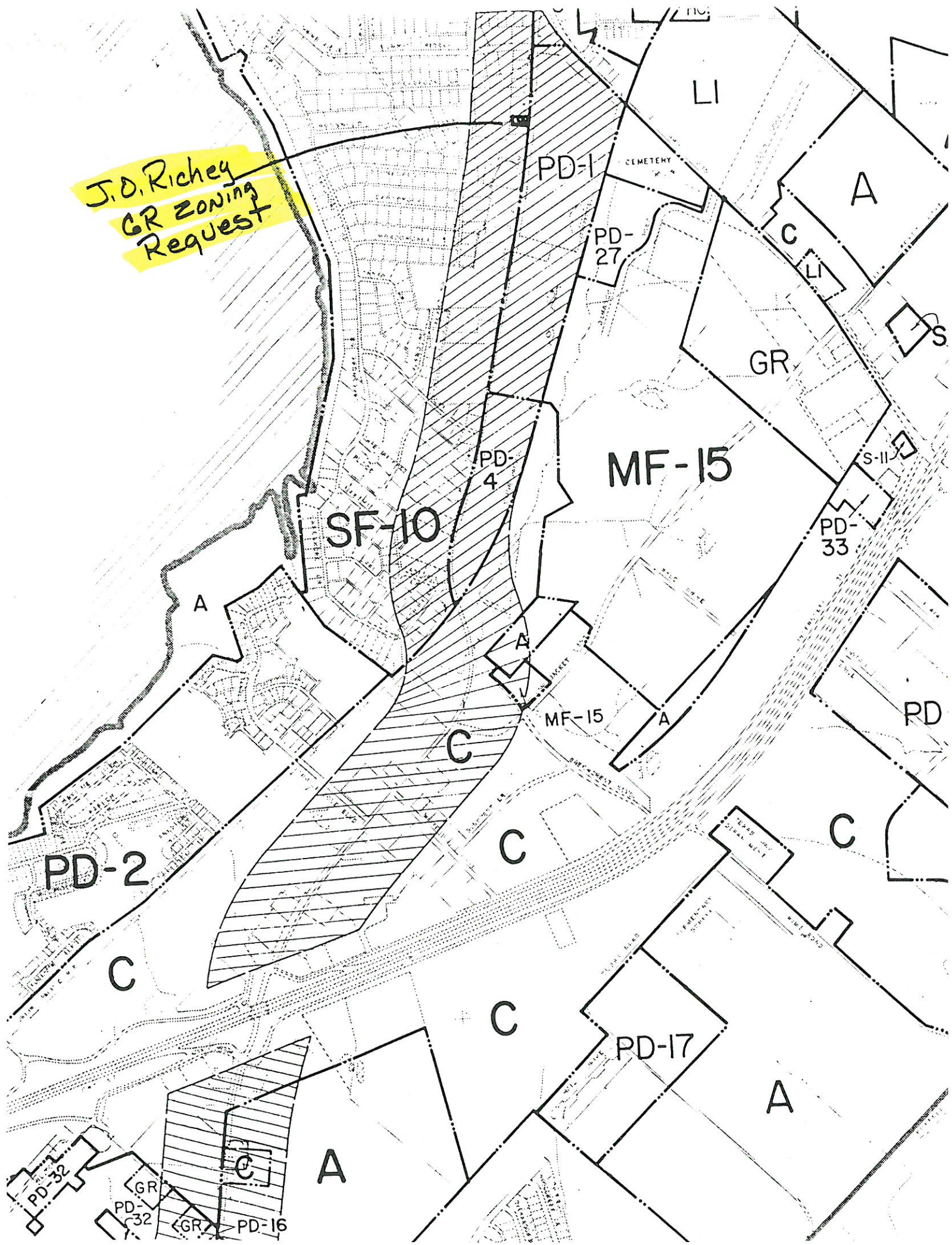
Attachments:

1. Location Map

Agenda Item: Rezoning from "SF-10" to "GR"

Item No: IV. H.

J.O. Richey
GR Zoning
Request



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: October 10, 1991

Agenda No: III. A.

Agenda Item: P&Z 91-35-Z - Continue Public Hearing and Consider Approval of a Request from J.O. Ritchey for a Change in Zoning from "SF-10" Single Family to "GR" General Retail Located at 1024 Ridge Road

Item Generated By: Applicant, J.O. Ritchey

Action Needed: Continue public hearing and take any necessary action.

Background Information:

At the last meeting the Commission continued the public hearing to provide Mr. Ritchey an opportunity to develop a comprehensive plan for this area, rather than considering only this one lot. To review, Mr. Ritchey acquired one of the houses on FM-740 south of Summit Ridge. There are approximately 10-11 houses in the area that are located directly on FM-740. This area is currently zoned single family. He moved his office into the building without checking the zoning on the site. We had indicated to him that no action would be taken against him until the zoning request is processed, which is why he filed the zone change. We had also indicated that, in our opinion, it would not be appropriate to consider rezoning individual lots in this area because of the problems of access, circulation, buffering from the adjacent residential off of FM-740, and offstreet parking. It was the staff recommendation that consideration of the case be continued for one month in order to give the applicant time to work with the other property owners to see a comprehensive plan could be worked out for this area. The land use plan does indicate that commercial would be appropriate to some point south of Summit Ridge, but such a change should not be considered unless the problems that have been identified are addressed. We mentioned in the previous notes that it might be appropriate to consider PD zoning in this area if nonresidential uses are considered because of the mix of uses and the other previously mentioned problems.

Mr. Ritchey was notified that he needed to present any plan that he might develop in advance of the meeting and to date I have not heard from him. If he does not submit a plan it is my recommendation that the request be denied. At this late date it is unlikely that he can submit a plan that could be reviewed by Thursday night.

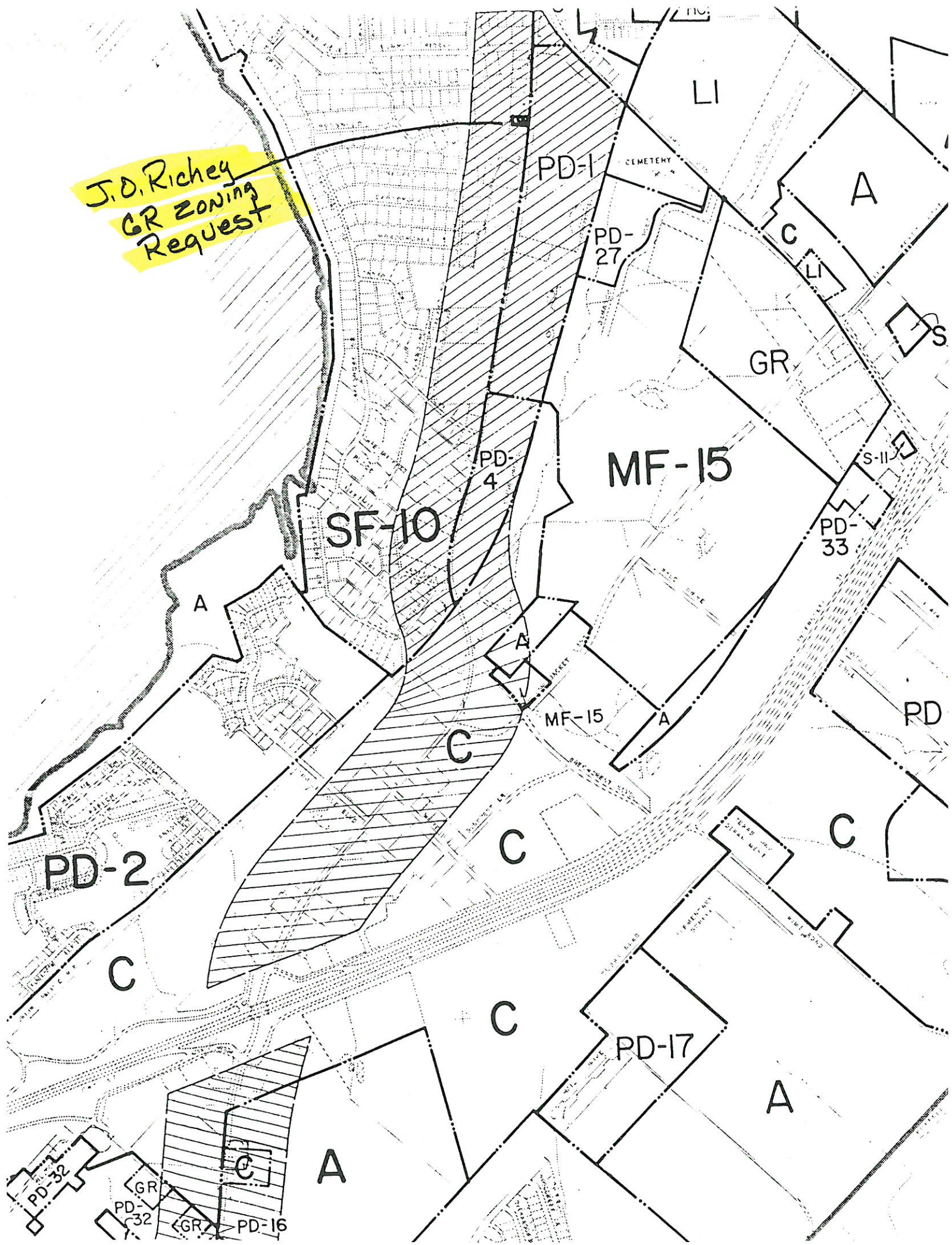
Attachments:

1. Location Map

Agenda Item: J.O. Ritchey Zoning Request

Item No: III. A.

J.O. Richey
GR Zoning
Request



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: September 16, 1991

Agenda No: V. K.

Agenda Item: P&Z 91-35-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from J.O. Ritchey for a Change in Zoning from "SF-10" Single Family to "GR" General Retail Located at 1024 Ridge Road (1st Reading)

Item Generated By: Applicant, J.O. Ritchey

Action Needed: Hold public hearing and take any necessary action.

Background Information:

The Commission voted 3 to 2 to continue the public hearing until their next regular meeting. The Council will not take any action on this item on Monday night.

Attachments:

Agenda Item: Rezoning from "SF-10" to "GR"

Item No: V. K.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: September 16, 1991

Agenda No: V. K.

Agenda Item: P&Z 91-35-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from J.O. Ritchey for a Change in Zoning from "SF-10" Single Family to "GR" General Retail Located at 1024 Ridge Road (1st Reading)

Item Generated By: Applicant, J.O. Ritchey

Action Needed: Hold public hearing and take any necessary action.

Background Information:

Mr Ritchey acquired one of the houses on FM-740 south of Summit Ridge. This area is currently zoned single family. He moved his office into the building without checking the zoning on the site. we have indicated to him that we will take no action against him until the zoning request is processed, which is why he has filed the zone change. We have also indicated that it would not be appropriate to consider rezoning individual lots in this area because of the problems of access, circulation and offstreet parking. It is the staff recommendation that consideration of the case be tabled for one month in order to give the applicant time to work with the other property owners to see a comprehensive plan can be worked out for this area. It may be appropriate to consider PD zoning in this area because of the mix of uses and the access problems.

The Commission will consider this item on Thursday. If the item is tabled the Council will not hear this case on Monday night. We will forward their recommendation to you on Friday.

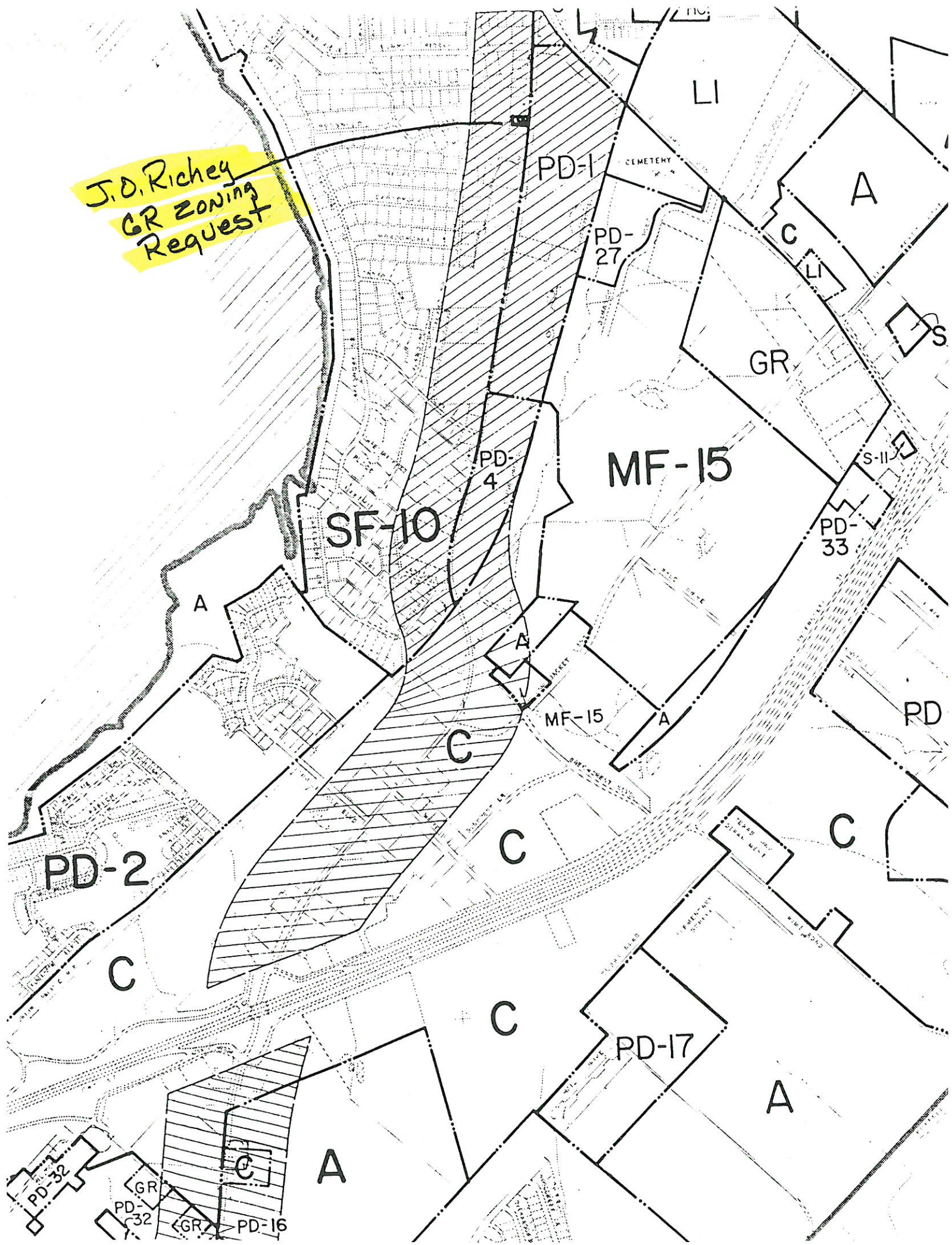
Attachments:

1. Location Map

Agenda Item: Rezoning from "SF-10" to "GR"

Item No: V. K.

J.O. Richey
GR Zoning
Request





CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
August 30, 1991

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As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

1024 Ridge Road - Request for General Retail Zoning

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.

Name _____

Address _____

EXHIBIT "A"

All that certain lot, tract or parcel of land, being a part of the B.J.T. Lewis Survey, as described in metes and bounds as follows:

BEGINNING at the Southeast corner of a lot conveyed to H.L. Williams by Lee W. Rhoades and wife, recorded in Volume 49, Page 211, Deed Records of Rockwall County, Texas;

THENCE West with said line of Williams tract 150 feet to a point for corner;

THENCE South 70 feet to a stake for corner;

THENCE East 150 feet to a stake on Right of way line of Rockwall Heath slab road;

THENCE North 70 feet along said road to the PLACE OF BEGINNING and being a lot 70 feet by 150 feet out of a 97.74 acre tract of land conveyed by E. W. Titus et ux to Lee W. Rhoades by Deed dated March 20, 1943 and recorded in Volume 38, Page 187, Deed Records of Rockwall County, Texas and being the same and identical lot conveyed by Nan D. Fitzpatrick Huie to W.E.Barringer dated August 10, 1955 and recorded in volume 52, Page 337, Deed Records of Rockwall County, Texas.

J. O. Richey

Ana Cole Lauffer
Rt 1, Box 231-C

Ab 255 Tr 13, 25
30, 16

Billy D. Collins
1018 Ridge Rd

Tr 12

V. M. Wallace & E. Leland
105 E Kaufman

32, 33

Mrs Louise Pickens
1303 Alamo Rd

Tr 28

Aerace Bowen
1301 Alamo

Tr 4

Stener R & Barbara Clark
1401 Alamo

M. C. Passmore

William B. & Sherie Leland
105 E Kaufman

Park Place

1024 Ridge Road - Request for General Retail Zoning

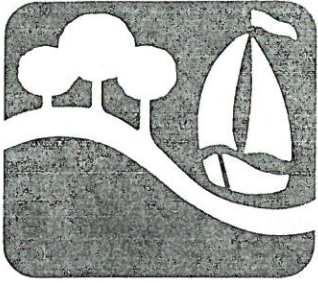
I am in favor of the request for the reasons listed below. _____

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

1. Rockwell already has an excess of retail space that's idle
2. Ridge road is crowded & congested now, we don't need any more
3. ^{retail entrance & exit hazards to add to the congestion}
I see homes is located directly behind this lot and I believe that making the zoning "A R" would decrease our property values.

Name Steven Clarke

Address 1401 S. Alamo Rd
Rockwall Tx 75087



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1024 Ridge Road - Request for General Retail Zoning

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

See note.

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

- 1.
- 2.
- 3.

Name

Horace C. Bowers

Address

1301 Alamo Rd. Rockwall, Tex

If all conditions of the present zoning ordinance which includes a wall on the west side of property to separate residential from "General Retail" zoning that is requested.

HCB

EXHIBIT "A"

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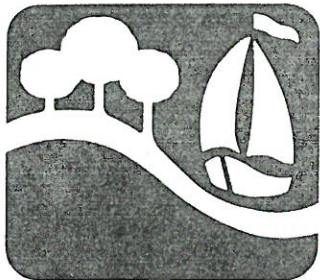
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1024 Ridge Road - Request for General Retail Zoning

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 West side of Ridge Rd. has always been residential with the East side becoming retail.
2. There should be a comprehensive plan before a piecemeal approach is considered
- 3.

Name

William B. Lofgren

Address

1202 Ridge Rd.

EXHIBIT "A"

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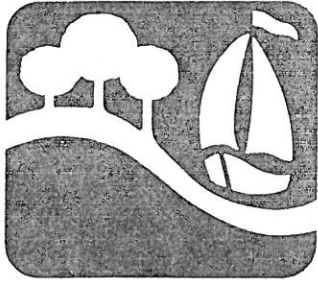
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1024 Ridge Road - Request for General Retail Zoning

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.

Name Rebecca B Collins
Address 1018 Ridge Rd

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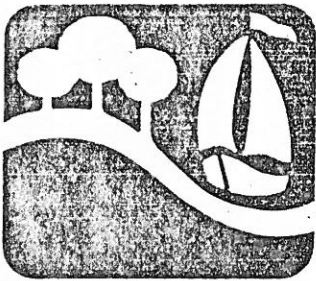
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PUBLIC NOTICE
August 30, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from J.O. Richey for a change in zoning from "SF-10" Single Family to "GR" General Retail on a tract of land located at 1024 Ridge Road and further described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

1024 Ridge Road - Request for General Retail Zoning

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

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

- (1955 - August)
1. Some 36 years ago a mistake was apparently made in the back property line of 1303 Alamo Road. My Wife, Louise (Barringer) Pickens purchased the property
 2. (see attached sheet) ****

3.

Louise (Barringer) Pickens
Name Mr/Mrs. Richard W. Pickens

Address 1303 Alamo Rd
Rockwall TX 75087

EXHIBIT "A"

All that certain lot, tract or parcel of land, being a part of the B.J.T. Lewis Survey, as described in metes and bounds as follows:

BEGINNING at the Southeast corner of a lot conveyed to H.L. Williams by Lee W. Rhoades and wife, recorded in Volume 49, Page 211, Deed Records of Rockwall County, Texas;

THENCE West with said line of Williams tract 150 feet to a point for corner;

THENCE South 70 feet to a stake for corner;

THENCE East 150 feet to a stake on Right of way line of Rockwall Heath slab road;

THENCE North 70 feet along said road to the PLACE OF BEGINNING and being a lot 70 feet by 150 feet out of a 97.74 acre tract of land conveyed by E. W. Titus et ux to Lee W. Rhoades by Deed dated March 20, 1943 and recorded in Volume 38, Page 187, Deed Records of Rockwall County, Texas and being the same and identical lot conveyed by Nan D. Fitzpatrick Huie to W.E. Barringer dated August 10, 1955 and recorded in volume 52, Page 337, Deed Records of Rockwall County, Texas.

DAVID HAIRSTON
ON REZONING COMMISSION

to build her house upon and it was so built in 1959.

At that time what is now a 3 lane road was then a dirt road with a narrow "Slab" on one side.

When a survey was made some 3 weeks ago, the official survey line was established placing a corner of our house within some 9 to 10 feet of the West property line where the requested change is being made to the zoning from residential to General Retail.

We have maintained and cared for the heavy shrubbery on the old property line for some 36 years and have been mowing the property now under discussion for that period of time.

Also, using the HEDGEROW ESTABLISHED BY MR. J. O MITCHELL and planted by him at the time of purchase, in 1970 an automatic sprinkler system was installed that , if the present survey is accepted, would be completely off the property. Also, it would then be impossible for a car or truck to pass behind our house.

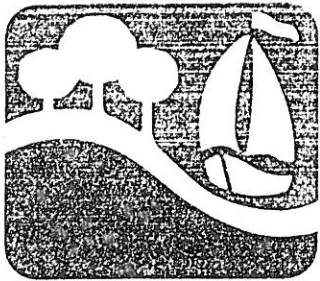
Unless we are able to have a satisfactory resolution to this predicament, we will have to oppose this rezoning because of the mamouth damage this does to our property.

In addition to maintaining the hedgerow planted by Mr. J. O. Mitchell in 1955 at the time Louise (Barringer) Pickens purchased her original lot, she has maintained and mowed a 40 foot strip Mr. J. O. Mitchell bought between his own lot and two other adjoining lots. This maintenance began in 1959 when she first built her house and has continued even to this date.

She purchased an additional lot on the South side of 1303 Alamo Road that is 70 feet wide and includes the 40 foot strip extension to that formerly owned by Mr. J. O. Mitchell and situated behind what is now 1024 Ridge Road.

Name Richard W. Pickens
Name: Louise Pickens

1303 Alamo Road
Rockwall, Texas 771-5110



CITY OF ROCKWALL

"THE NEW HORIZON"

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 - A. Lots 1 and 2, Block C, Chandlers Landing Phase 17
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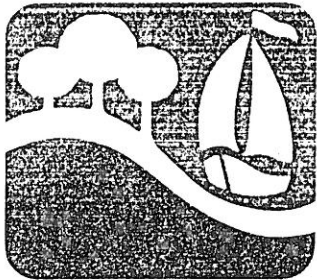
Return this form to City Secretary: 205 W. Rusk, Rockwall, TX 75087

I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. _____
2. _____
3. _____

Name RALPH & KATHY LANGRISH
 Address 606 SEVERIDGE CT.
ROCKWALL 75087



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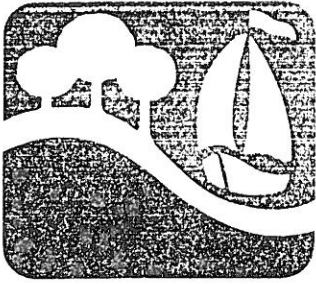
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. _____
2. _____
3. _____

Name R B Hendrickson
 Address 145 Henry Charles



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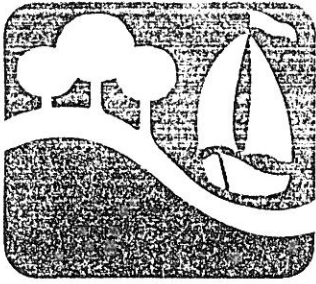
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I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. _____
2. _____
3. _____

Name D.J. Hendrickson
 Address 438 Columbia



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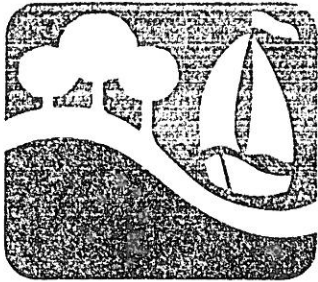
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below v ✓

1. ANYTHING THAT CAN HELP IN DEVELOPING
2. THE AREA.
3. _____

Name JOE LEVI

Address 5604 CANADA CT.
ROCKWALL TX - 75087



CITY OF ROCKWALL

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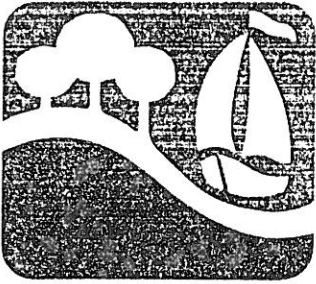
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____

1. RELIEVES HIGH DENSITY,
2. IMPROVES PROPERTY VALUE
3. IMPROVES TAX BASE

Name MORRIS YANGER

Address 427 COLUMBIA DR.



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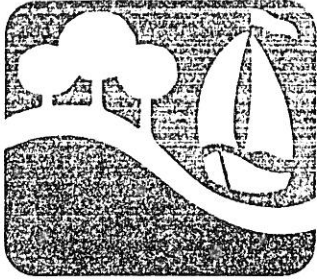
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. Single Family housing enhances a subdivision
2. _____
3. _____

Name Lake and Mary Ellen Williams

Address 212 Sovereign Ct.



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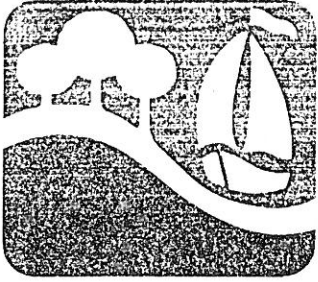
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. so lots will sell
2. _____
3. _____

Name Susan R. Prier
 Address 407 Columbia



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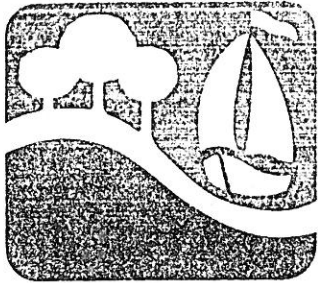
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below yes

1. Overall improvement to Chandlers
2. Better utilization of lake view property
3. Increase value of single family market in Chandlers

Name Steve Wagner

Address 6202 Volunteer Pl.



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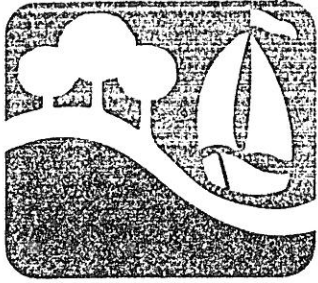
1. It Will lessen congestion in area

2. _____

3. _____

Name Jerry L. Brock

Address 5606 Canada Court



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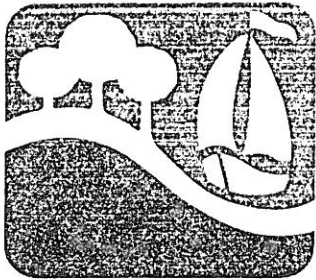
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I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. To IMPROVE QUALITY OF LIVE IN THE COMMUNITY
2. IMPROVE THE VALUE OF PROPERTY
3. MAKES A MORE DESIRABLE LOCATION TO DRAW NEW RESIDENTS

Name JANICE RYAN COMMITTEE

Address 11202 LAKE SHORE DR
ROCKWALL, TX 75087



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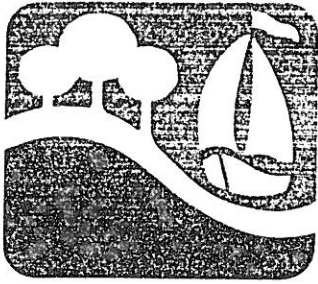
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. IT WILL BE AN ASSET TO CHANDLERS LANDING
2. _____
3. _____

Name JOHN & PATRICIA O'BRIEN

Address 104 AURORA CIRCLE



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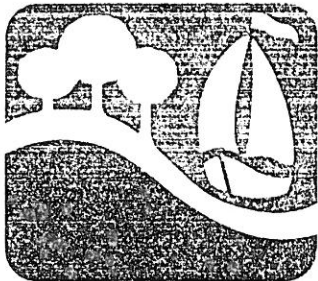
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Because we already have our lot listed to
2. sell and this should increase our chances of selling.
3. _____

Name Dennis Taylor
 Address Rt 1, 10 Austin Corner
Rockwall 75087
771-2679



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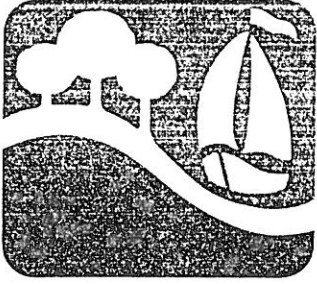
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Larger lots give you more options
2. _____
3. _____

Name Cis Hawk

Address 5610 Cornbin



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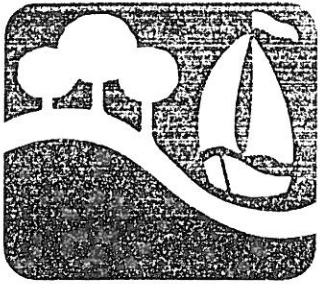
Return this form to City Secretary: 205 W. Rusk, Rockwall, TX 75087

I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. It will improve the area
2. _____
3. _____

Name Mary A. Martin
Address 5554 Canada Ct



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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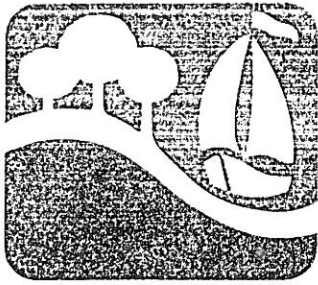
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. TO ELIMINATE THE HIGH CONCENTRATION OF HOUSING
2. _____
3. _____

Name STEPHEN SEITZ

Address 106 WALKYRIE PL



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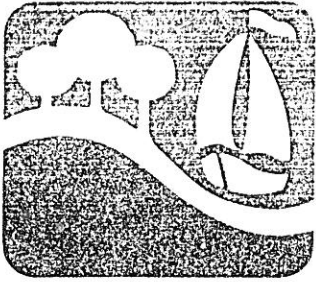
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. IMPROVED PROPERTY VALUE
2. _____
3. _____

Name RAYMOND FRASER
 Address 5204 YACHT CLUB
ROCKWALL 75087



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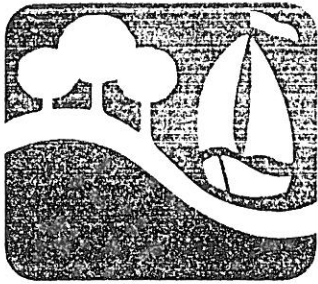
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below NO SPECIFIC REASON
EXCEPT I HAVE 3 QUESTIONS

- ① WILL IT HELP VALUES?
- ② WILL THEY BUILD QUALITY HOUSING?
- ③ WILL THEY PAY FAIR VALUE FOR THE LOTS?
- ④ WILL THEY PAY THEIR FAIR TAX SHARE?

Name Michel L. Vallée
Address 378 So. OGDEN ST.,
DENVER, CO 80209-2324



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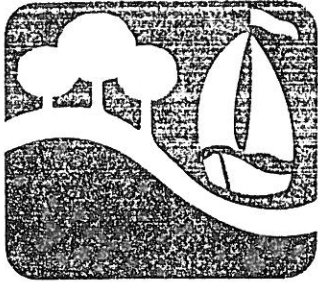
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. I think this plan will make lots
2. more desirable due to the additional space
3. _____

Name Sessie V. Paschall *Wrote*
 Address 1-6, Providence Rd,
Glenora, Pa. 19050



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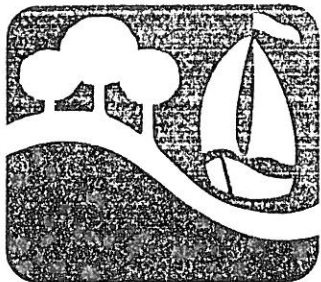
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Continue to eliminate Rental type property
2. in a Lakeside Homeowner Community.
3. In other words - Eliminate zero lot line

Name BRADLEY S BUTTERMORE

Address 322 Harbor Landing
Rockwall, (Chandler)



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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____

1. Loss of privacy
2. _____
3. _____

Name Donna E. Klump
 Address 260 Henry M. Chandler Dr

I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below YES, Very Much

1. Larger lots better for the community

2. _____

3. _____

Name JAMES IMBURGIA

Address 5807 YACHT CLUB I.

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Sept. 3, 1991

City of Rockwall
The New Horizon
205 West Rusk
Rockwall, Texas 75087

Gentlemen,

This letter addresses the "The New Horizon" public notice.

I am in favor of allowing lots to be rezoned into single family units so long as they meet the following criteria:

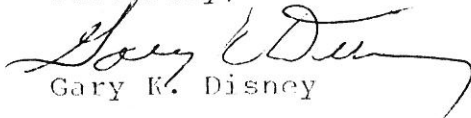
- 1) they are already the size that would reasonably be suited for single family units ie; approx 10000 sq ft total including easments or greater
- 2) when smaller lots are combined, they meet the same sq footage criteria including easments
- 3) the property itself is suited for a single family type structure

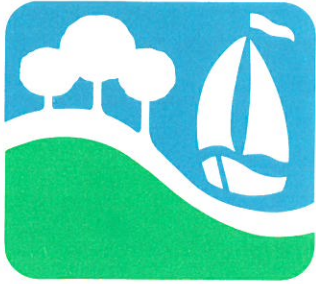
I am in favor of the above proposed because it will add to the vitality of the Chandlers community, bringing in new buyers who heretofore would not look in the area due to the building covenants.

In this same vane, I would like to add lot 1, block c, phase 16 to this proposal. This lot is facing Yatch Club Drive with approx. 130' of Yatch Club frontage. The lot is nearly 11,000 sq ft including easements.

If it is not possible to include this lot in the current 'replatting', please let me know what procedure I must follow, as I am very interested in changing this lot from zero lot line to single family.

Sincerely,


Gary K. Disney



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE
October 7, 1991

The Rockwall Planning and Zoning Commission will continue a public hearing on Thursday, October 10, 1991 at 7:30 P.M. in City Hall, to consider approval of a request from J.O. Richey for a change in zoning from "SF-10" Single Family to "GR" General Retail on a tract of land located at 1024 Ridge Road and further described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

1024 Ridge Road - Request for General Retail Zoning

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.

Name _____

Address _____



ADDOWDALE

RT BROOK

NECREST

WOODPARK

ROCKBROOK DR.

SUMMIT RIDGE

AVE.

TRACE

RIDGE VIE

FOREST T

ALAMO

RD

ALAMO

RD.

F. M.

740

1024 Ridge Road

BOURN

THROCKMO

M. K. T.

RR.

EMMA

SAM

DICKEY ST.

JANE

DAVEY

ROAD

S.

PETERS

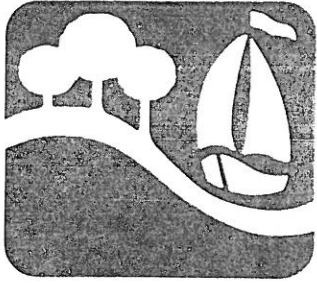
H.W.Y.

205

LAMAR

WHITE

HIG



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1024 Ridge Road - Request for General Retail Zoning

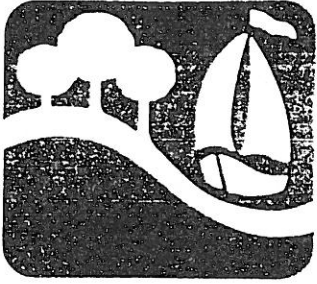
~~I am in favor of the request for the reasons listed below.~~

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

1. Unfair spot-zoning
2. De-value our adjacent property
3. No other property on west side of Ridge Road to railroad is zoned for business. Why this one in the middle of a row of houses?

Name Erlyn Holland
V. M. Stallard

Address 1026 Ridge Rd



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1024 Ridge Road - Request for General Retail Zoning

~~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. Not fair spot - 2 doors
2. De-value our adjacent property
3. No other property on west side of Ridge Road to railroad is zoned for business. Why this one in the middle of a row of houses?

Name Enshw Aftland
V. P. Hall

Address 1026 Ridge Rd