

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-13-2 Filing Fee 150.00 Date 5-22-92

Applicant Lakside Village Homeowners Association, Inc. Phone 771-0131

Mailing Address 4100 Village Drive
Rockwall, Texas 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

PD-2 District Classification to
PD-2 Revised Area Requirements 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 Jack Matthews
President, LVHOA

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.

LAKESIDE VILLAGE
HOMEOWNERS' ASSOCIATION

PHASE v

AREA BUILDING REQUIREMENTS

There are three (3) types of designations in the development
Single Family Detached (SFD)
Single Family Attached (SFA)
Townhouse (TH)

1. Maximum number of single family dwellings per lot
 - SFD - One
 - SFA - One
 - TH - One

2. Minimum lot area
 - SFD - 2700 square feet
 - SFA - 2000 square feet
 - TH - 750 square feet

3. Minimum square footage per dwelling unit, excluding garage
 - SFD - 1800 square feet
 - SFA - 1800 square feet
 - TH - 1200 square feet

4. Minimum lot frontage on street
 - SFD - 15 feet
 - SFA - 15 feet
 - TH - Not applicable

5. Minimum lot depth
 - SFD - 70 feet
 - SFA - 70 feet
 - TH - 50 feet

6. Minimum depth of front setback
 - a. Front entry garage
 - SFD - 20 feet
 - SFA - 20 feet
 - TH - Not applicable
 - b. Rear or side entry garage
 - SFD - 10 feet
 - SFA - 10 feet
 - TH - Not applicable

7. Minimum width of side setback
 - a. Abutting Structures separated by a fire retardant wall
 - SFD - Not applicable
 - SFA - zero feet
 - TH - zero feet

- b. Internal lot
 - SFD - 5 feet
 - SFA - 5 feet
 - TH - 5 feet
- c. Zero lot line abutting adjacent side yard
 - SFD - zero feet
 - SFA - zero feet
 - TH - zero feet
- d. Side yard setback abutting street
 - SFD - 10 feet
 - SFA - Lots with width of less than 30 feet - zero feet
 - Lots with width of at least 30 feet - 10 feet
 - TH - Lots with widths of less than 30 feet - zero feet
 - Lots with widths of at least 30 feet - 10 feet

* Townhouses separated by fire retardant walls meeting the requirements of the building code may be built to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

Minimum rear setback

- SFD - 7½ feet
- SFA - Lots L1-L20 - 20 feet
 - All other lots - 7½ feet
- TH -
 - All other lots - 7½ feet

Minimum separation between attached buildings

- SFD - Not applicable
- SFA - Every 250 feet there shall be a minimum of 10 feet between buildings
- TH - Every 250 feet there shall be a minimum of 10 feet between buildings

Maximum number of attached units

- SFD - Not applicable
- SFA - 12 units up to a maximum of 250 feet
- TH - 12 units up to a maximum of 250 feet

Maximum height of structures

- SFD - 42 feet
- SFA - 42 feet
- TH - 42 feet

Required number of off-street parking spaces

- SFD - 2 spaces
- SFA - 2 spaces
- TH - 2 spaces

April 27 - deadline

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-13-2 Filing Fee 150.00 Date _____

Applicant Lakside Village Homeowners Association, Inc. Phone 771-0131

Mailing Address 4100 Village Drive

Rockwall, Texas 75087

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PD-2 District Classification to

PD-2 Revised Area Requirements 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 Kimberly K Miller

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.

LAKESIDE VILLAGE
HOMEOWNERS' ASSOCIATION
PHASES I, II, III, IV

AREA BUILDING REQUIREMENTS

There are three (3) types of designations in the development
Single Family Detached (SFD)
Single Family Attached (SFA)
Townhouse (TH)

1. Maximum number of single family dwellings per lot
 - SFD - One
 - SFA - One
 - TH - One
2. Minimum lot area
 - SFD - 2700 square feet
 - SFA - 2000 square feet
 - TH - 750 square feet
3. Minimum square footage per dwelling unit, excluding garage
 - SFD - 1800 square feet
 - SFA - 1800 square feet
 - TH - 1200 square feet
4. Minimum lot frontage on street
 - SFD - 15 feet
 - SFA - 15 feet
 - TH - Not applicable
5. Minimum lot depth
 - SFD - 70 feet
 - SFA - 70 feet
 - TH - 50 feet
6. Minimum depth of front setback
 - a. Front entry garage
 - SFD - 20 feet
 - SFA - 20 feet
 - TH - Not applicable
 - b. Rear or side entry garage
 - SFD - 10 feet
 - SFA - 10 feet
 - TH - Not applicable
7. Minimum width of side setback
 - a. Abutting Structures separated by a fire retardant wall
 - SFD - Not applicable
 - SFA - zero feet
 - TH - zero feet

- b. Internal lot
 - SFD - 5 feet
 - SFA - 5 feet
 - TH - 5 feet
- c. Zero lot line abutting adjacent side yard
 - SFD - zero feet
 - SFA - zero feet
 - TH - zero feet
- d. Side yard setback abutting street
 - SFD - 10 feet
 - SFA - Lots with width of less than 30 feet - zero feet
 - Lots with width of at least 30 feet - 10 feet
 - TH - Lots with widths of less than 30 feet - zero feet
 - Lots with widths of at least 30 feet - 10 feet

* Townhouses separated by fire retardant walls meeting the requirements of the building code may be built to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback

- SFD - 7½ feet
- SFA - Lots L1-L20 - 20 feet
 - All other lots - 7½ feet
- TH - Lots D63, D64, D65, D66, D67, D68, D69 and D70
 - ... Zero feet
 - All other lots - 7½ feet

9. Minimum separation between attached buildings

- SFD - Not applicable
- SFA - Every 250 feet there shall be a minimum of 10 feet between buildings
- TH - Every 250 feet there shall be a minimum of 10 feet between buildings

10. Maximum number of attached units

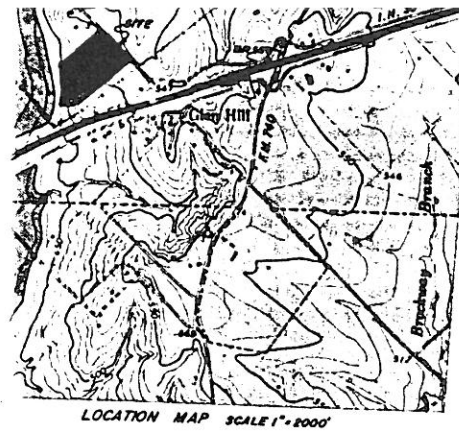
- SFD - Not applicable
- SFA - 12 units up to a maximum of 250 feet
- TH - 12 units up to a maximum of 250 feet

11. Maximum height of structures

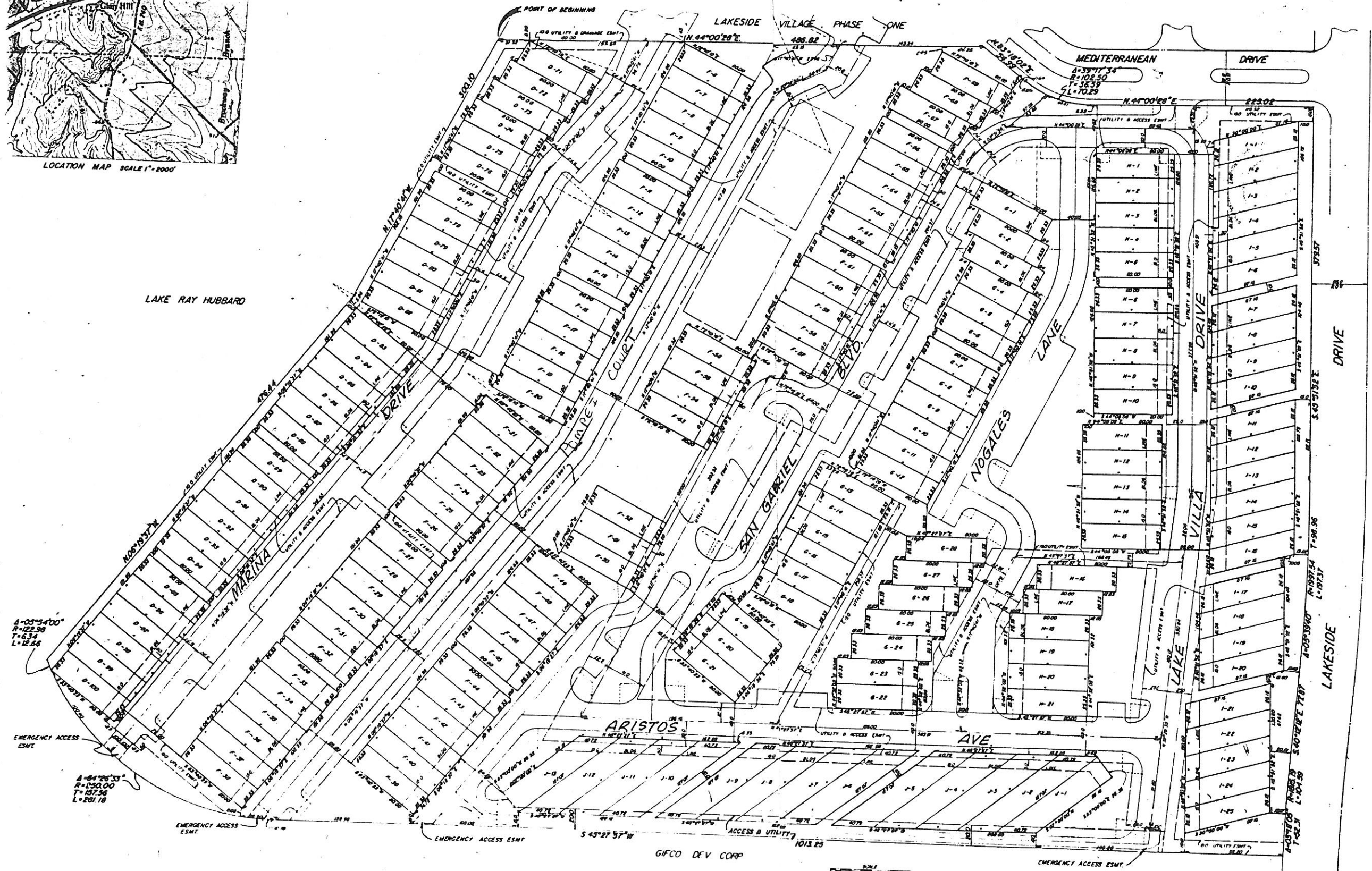
- SFD - 42 feet
- SFA - 42 feet
- TH - 42 feet

12. Required number of off-street parking spaces

- SFD - 2 spaces
- SFA - 2 spaces
- TH - 2 spaces



LOCATION MAP SCALE 1"=2000'



$A=05^{\circ}54'00''$
 $R=122.98$
 $T=6.34$
 $L=12.66$

$A=64^{\circ}26'33''$
 $R=120.00$
 $T=17.36$
 $L=201.18$

- GENERAL NOTES:
1. CREATED HERE WITH IS A 25.0' WIDE FIRE LANE 12.5' EITHER SIDE OF THE CENTER LINE OF ALL STREETS
 2. COMMON AREA ALSO DESIGNATED UTILITY ESMT.

LAKESIDE VILLAGE NO. 5
 M.J. BARKSDALE SURVEY ABSTRACT NO. 11
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 DATE: MAR, 1983
 OWNER: _____ ENGINEER: _____

**PROPOSED TOWNHOUSE AREA REQUIREMENTS
FOR PHASE V LAKESIDE VILLAGE**

Description	Current Area Reqs. Under the PD Townhouse	Proposed Area Requirements
Minimum Lot Area	3,500 sq. ft.	750 sq. ft.
Maximum No. of Units Per Lot	1	1
Minimum Sq. Footage Per Unit	1,000	1,200
Minimum Lot Frontage	35 ft.	--
Minimum Lot Depth	100 ft.	50 ft.
Minimum Front Setback: Front Entry Garages Rear or Side Entry	20 ft. 15 ft. + 1 ft. for each ft. in height over 25 ft.	-- --
Minimum Rear Setback	7.5 ft.	7.5 ft.
Minimum Side Setback Abutting Structures: with fire wall with abutting street	0 15 ft.	0 => 30 ft. lots 10 ft. < 30 ft. lots 0 ft.
Minimum Separation Between Attached Buildings	Every 140 ft. Separation of 20 ft.	Every 250 ft. Separation of 10 ft.
Minimum Distance Between Buildings on Same Lot	10 ft	--
Minimum Length of Driveway Pavement from Public ROW on Side or Rear Yard	20 ft.	--
Maximum Building Coverage	60%	--
Minimum Amount of Landscaped Open Space	10% with 50% in Front of Building Along Street	--
Maximum Number of Attached Units	4 Units up to Maximum of 140 ft.	--
Maximum Height	30 ft.	42 ft.
Off Street Parking	2 Spaces + 1 Car Garage	2 Spaces



June 4, 1992

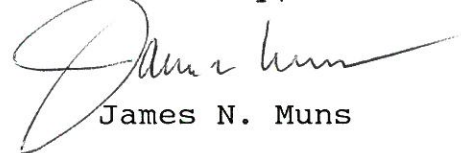
Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Dear Ms. Couch:

This letter references a telephone conversation between you and John Muns on Thursday, June 4, 1992 regarding PZ92-13-Z "Continuing Public Hearing and consider Approval of a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3, 4, and 5 Lakeside Village". Such hearing was held before the Planning & Zoning Commission on May 28th, and it is our understanding that it will continue on June 11, 1992.

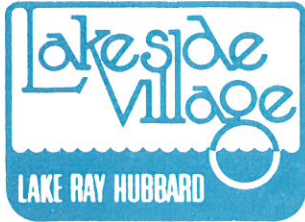
As of the date of this letter, we are owners of Phase 5 of the above said property. Our contract has been pending for closing in excess of 45 days. During our due diligence process upon this property, we met with the Lakeside Village Homeowners Association on April 15, 1992 to discuss general concerns that both parties might have. There was nothing in this meeting brought up concerning this proposed changing of area requirements on the various phases of Lakeside Village. While we may not oppose the changes that are proposed, we do not feel at this time that we have had sufficient time to analyze the effects, if any, upon our property. Therefore, we respectfully request it be exempted from such a proposal at this time or that the public hearing be postponed or tabled until we have had sufficient time for discussing the rationale with the Homeowners Association. If there is any question, you can call me or John at the address on the letterhead.

Sincerely,



James N. Muns

JNM/vb
cc: John Muns
Sam Chenault



Lakeside Village
Homeowners Association, Inc.
4100 Village Drive — Rockwall, Texas 75087
Phone: 214-771-0131

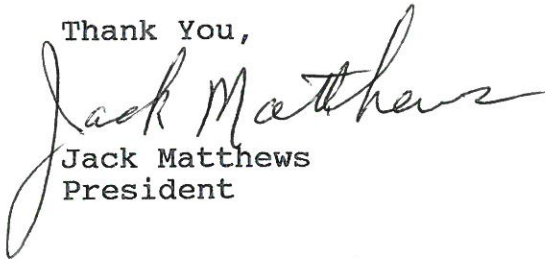
June 16, 1992

Julie Couch
City Hall
205 W. Rusk
Rockwall, Texas 75087

Dear Julie Couch,

The Lakeside Village Homeowners Association has decided to withdraw our application for zoning changes for Phase V, as of June 11, 1992. Thank you for your assistance in this matter.

Thank You,

A handwritten signature in black ink that reads "Jack Matthews". The signature is written in a cursive style with a large initial "J".

Jack Matthews
President

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992 **Agenda No:** III. B.

Agenda Item: P&Z 92-13-Z - Hold Public Hearing and consider Approval of a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3, 4, Lakeside Village

Item Generated By: Applicant, Lakeside Village Homeowners Association

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

Background Information:

In 1984 the Lakeside Village Homeowners Association submitted a set of area requirements for the developed portion of Lakeside Village which were approved by the Commission and City Council. The Homeowner's Association has now submitted some revisions to those area requirements. Specifically they wish to increase the minimum square footage requirements for all development in phases 1-4, and to reduce the rear setback requirements on certain lots. Following is the breakdown of the minimum square footage request:

	<u>Current Requirement</u>	<u>Proposed Requirement</u>
Townhome	800 sq.ft.	1,200 sq.ft. excluding garage
Single Family Attached	1,200 sq.ft.	1,800 sq.ft. excluding garage
Single Family Detached	1,200 sq.ft.	1,800 sq.ft. excluding garage

The requested square footages are greater than those established in the zoning ordinance for these uses but they are the requirements enforced by the Homeowner's Association under their deed restrictions. The minimum established under the applicable zoning classifications is 1,000 sq. ft. per unit.

They also wish to eliminate the rear yard requirement on the undeveloped small townhouse lots. Currently those lots are required to provide a 7.5 ft. rear setback. This is difficult to do on a lot that is only 15-30 feet wide and will be even more difficult if the unit sizes are increased. Most of the existing units are built to the property line in the rear.

In addition, for the Commission's information, it is my understanding that the Homeowner's Association will be submitting a request next month to have all of the adopted area requirements apply to the undeveloped Phase 5, which is located behind the marina.

Attachments:

1. Returned Responses

Agenda Item: PD-2 Revised Area Requirements

Item No: III. B.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 11, 1992

Agenda No: III. B.

Agenda Item: P&Z 92-13-Z - Hold Public Hearing and Consider Approval of a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No.2 on Phases 1,2,3,4, and 5, Lakeside Village

Item Generated By: Applicant, Lakeside Village Homeowners Association

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

Background Information:

Last month the Commission considered a request from the homeowner's association to amend the current area requirements for PD-2 as they pertain to minimum square footage of units and the rear setback requirements on certain lots. The notes from that meeting are attached. The lots that they wish to remove the rear setback from are identified on the attached plat and are as follows: lots D63-D70 and lots D1-F5.

The homeowner's association has also submitted a request to have the area requirements applicable to phases 1-4 also applicable to Phase 5, which is undeveloped. This area is already platted for townhouse development and any development would have to comply with the current townhouse requirements in the zoning ordinance. The reason the area requirements for Phases 1-4 were adopted was to provide some area requirements that would work given the way Lakeside village was developed. These are unique area requirements and I question whether we would want those same development standards to apply to an undeveloped area. For example, the minimum lot size for a townhouse in Lakeside Village is only 750 sq. ft. The standard in the zoning ordinance is 3,500 sq. ft. This area could be replatted for lots with only 750 sq. ft. if that area requirement is adopted. I believe the primary interest in the Homeowner's Association is to increase the minimum dwelling size to conform to their deed restrictions. Their's is set at 1,200 sq. ft. and the zoning would only require 1,000sq. ft.

We have received a request from the new owners of the property to take no action on this issue until they have a chance to determine what they want to do with the property. Attached is a copy of their letter.

Attachments:

1. Returned Notices
2. Letter from the Property Owner
3. Map
4. Area Requirements

Agenda Item: PD-2 Revisions

Item No: III. B.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 18, 1992 **Agenda No:** VI. C.

Agenda Item: P&Z 92-13-Z - Hold Public Hearing and consider Approval of an Ordinance Granting a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3, 4, Lakeside Village

Item Generated By: Applicant, Lakeside Village Homeowners Association

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

Background Information:

In 1984 the Lakeside Village Homeowners Association submitted a set of area requirements for the developed portion of Lakeside Village which were approved by the Commission and City Council. The Homeowner's Association has now submitted some revisions to those area requirements. Specifically they wish to increase the minimum square footage requirements for all development in phases 1-4, and to reduce the rear setback requirements on certain lots. Following is the breakdown of the minimum square footage request:

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Single Family Detached	1,200 sq.ft.	1,800 sq.ft. excluding garage

The requested square footages are greater than those established in the zoning ordinance for these uses but they are the requirements enforced by the Homeowner's Association under their deed restrictions. The minimum established under the applicable zoning classifications is 1,000 sq. ft. per unit.

They also wish to eliminate the rear yard requirement on the undeveloped small townhouse lots, designated as Lots D63-D70 and Lots F1-F5. Currently those lots are required to provide a 7.5 ft. rear setback. This is difficult to do on a lot that is only 15-30 feet wide and will be even more difficult if the unit sizes are increased. Most of the existing units are built to the property line in the rear.

In addition, for the Council's information, it is my understanding that the Homeowner's Association will be submitting a request next month to have all of the adopted area requirements apply to the undeveloped Phase 5, which is located behind the marina.

The Commission is considering this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Returned Responses

Agenda Item: PD-2 Revised Area Requirements

Item No: VI. C.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: July 1, 1992 **Agenda No:** V. B.

Agenda Item: P&Z 92-13-Z - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3, 4, Lakeside Village

Item Generated By: Applicant, Lakeside Village Homeowners Association

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

Background Information:

In 1984 the Lakeside Village Homeowners Association submitted a set of area requirements for the developed portion of Lakeside Village which were approved by the Commission and City Council. The Homeowner's Association has now submitted some revisions to those area requirements. Specifically they wish to increase the minimum square footage requirements for all development in phases 1-4, and to reduce the rear setback requirements on certain lots. Following is the breakdown of the minimum square footage request:

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Single Family Detached	1,200 sq.ft.	1,800 sq.ft. excluding garage

The requested square footages are greater than those established in the zoning ordinance for these uses but they are the requirements enforced by the Homeowner's Association under their deed restrictions. The minimum established under the applicable zoning classifications is 1,000 sq. ft. per unit.

They also wish to eliminate the rear yard requirement on the undeveloped small townhouse lots, as shown on the attached plan. Currently those lots are required to provide a 7.5 ft. rear setback. This is difficult to do on a lot that is only 15-30 feet wide and will be even more difficult if the unit sizes are increased. Most of the existing units are built to the property line in the rear.

The Commission has recommended approval of the requested change. Attached is a copy of the ordinance.

Attachments:

1. Returned Responses
2. Site Plan
3. Ordinance

Agenda Item: PD-2 Revised Area Requirements

Item No: V. B.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on Monday, July 6, 1992 at 7:00 p.m., in City Hall, 205 W. Rusk, Rockwall, Texas to consider the following:

1. A request from the Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 on property described as Phases 1, 2, 3, and 4 Lakeside Village.
2. A request from Tom Armstrong for the rezoning of "SF-10" Single Family zoning classification to "OF" Office zoning classification on a tract of land located at 401 N. Fannin described as lot 2, block 122 of B. F. Boydston Survey, Abstract 14.

All interested persons are encouraged to attend.

6-16-92

ATTN: MARY Cecil

Please publish 1 time only in
tomorrow's edition of Wednesday
June 17, 1992.

Thanks.

HILDA

771-7700 EXT 103



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 11, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, Rockwall, Texas to consider approval of a request from Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 to extend the area requirements applicable to construction in Phases 1-4, to Phase 5, Lakeside Village.

The area requirements for Phases 1-4 are currently under review by the Rockwall Planning and Zoning Commission and City Council for amendment to the minimum dwelling unit size and certain rear setback requirements. Phase 5 is currently regulated by the area requirements for townhouse development as prescribed in the City's zoning ordinance. Copies of the current and proposed area requirements are available for review at City Hall. For information please call 771-7700. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



City Secretary

Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 11, 1992, at 7:00 p.m., in City Hall, 205 W. Rusk, Rockwall, Texas to consider a request from the Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 to extend the area requirements applicable to construction in Phases 1-4, to Phase 5, Lakeside Village. All interested persons are encouraged to attend.



CITY OF ROCKWALL
"THE NEW HORIZON"

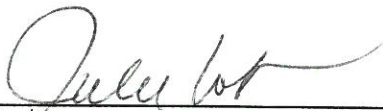
PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 14, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 18, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, Rockwall, Texas to consider approval of a request from Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 on property described as Phases 1, 2, 3, and 4, Lakeside Village. The purpose of the amendment is to increase the minimum dwelling sizes as follows:

MINIMUM SQUARE FOOTAGE PER DWELLING UNIT

	<u>Current Requirement</u>	<u>Proposed Requirement</u>
Townhome	800 sq. ft.	1,200 sq. ft. excluding garage
Single Family Attached	1,200 sq. ft.	1,800 sq. ft. excluding garage
Single Family Detached	1,200 sq. ft.	1,800 sq. ft. excluding garage

and to decrease the required rear setback on lots D63-D70 and Lots F1-F5 from 7-1/2 feet to 0. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



 City Secretary

 Case No. PZ 92-13-Z

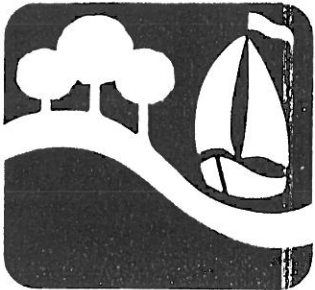
I am in favor of the request for the reasons listed below _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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15

MINIMUM SQUARE FOOTAGE PER DWELLING UNIT

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Townhome	800 sq. ft.	1,200 sq. ft. excluding garage
Single Family Attached	1,200 sq. ft.	1,800 sq. ft. excluding garage
Single Family Detached	1,200 sq. ft.	1,800 sq. ft. excluding garage

and to decrease the required rear setback on lots D63-D70 and Lots F1-F5 from 7-1/2 feet to 0. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Julie Lot
City Secretary

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature *[Signature]*

Address 3524 Lakeside Dr

Case No. PZ 92-13-Z

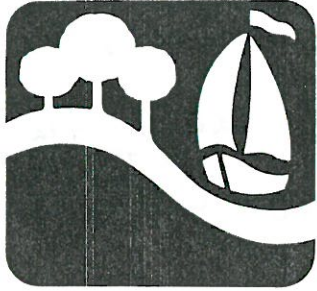
I am in favor of the request for the reasons listed below _____

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

1. It will keep property values up
2. maintain constant level of construction
- 3.

Signature Miranda Duggan Frye
Address 3325 Augusta

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



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 11, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, Rockwall, Texas to consider approval of a request from Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 to extend the area requirements applicable to construction in Phases 1-4, to Phase 5, Lakeside Village.

The area requirements for Phases 1-4 are currently under review by the Rockwall Planning and Zoning Commission and City Council for amendment to the minimum dwelling unit size and certain rear setback requirements. Phase 5 is currently regulated by the area requirements for townhouse development as prescribed in the City's zoning ordinance. Copies of the current and proposed area requirements are available for review at City Hall. For information please call 771-7700. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

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

1. IF/IT DOES NOT EFFECT EXISTING PROPERTY OWNERS DWELLINGS ALREADY BUILT, - I FAVOR
2. IF IT DOES, I OPPOSE
3. _____

Signature David L. Lyle
Ph. 214-388-5933
Address _____

CAN YOU CONFIRM IN WRITING?

P.S.: I CALLED JULIE COUCH ON JUNE 5 & WAS ASSURED THAT THIS REQUESTED CHANGE HAD TO EFFECT ON PROPERTY ALREADY EXISTING. DLD

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

MAILED 6/9/92



CITY OF ROCKWALL

"THE NEW HORIZON"

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MINIMUM SQUARE FOOTAGE PER DWELLING UNIT

	<u>Current Requirement</u>	<u>Proposed Requirement</u>
Townhome	800 sq. ft.	1,200 sq. ft. excluding garage
Single Family Attached	1,200 sq. ft.	1,800 sq. ft. excluding garage
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Julie Lot
City Secretary

Case No. PZ 92-13-Z

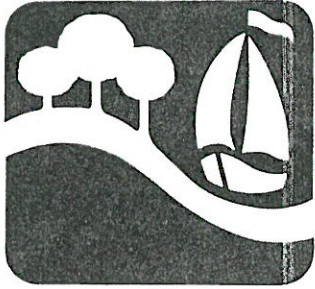
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. TO KEEP & INCREASE PROPERTY VALUES
2. TO KEEP OUT BUILDERS PUTTING UP SMALL TRACT HOMES
3. TO UPGRADE OUR COMMUNITY STANDARDS

Signature *Lenny Spindler*

Address 3502 Lakeside Dr.
Rockwall 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

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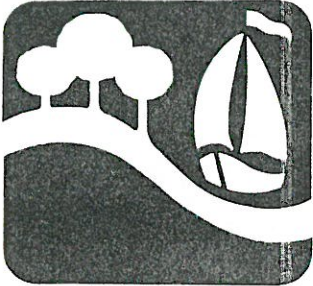
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. Larger homes will be an advantage to
2. Size will attract more buyers ^{2 & 40}
3. Better quality a plus

Signature *Cecil Hays*

Address 2201 Diamond Lake
Garland TX 75044



CITY OF ROCKWALL

"THE NEW HORIZON"

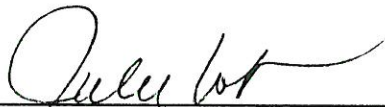
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City Secretary

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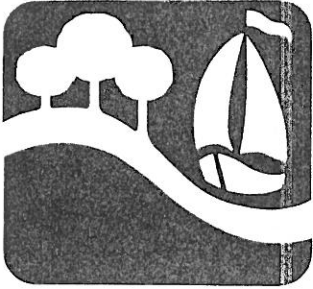
I am in favor of the request for the reasons listed below

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

- to conform with most of homes in area and therefore, maintain property values.
- Rear Setback - to conform with adjoining properties
- to bring city and Lakeside Village requirements to some standards

Signature James H. Key

Address 3507 Augusta Trail



CITY OF ROCKWALL

"THE NEW HORIZON"

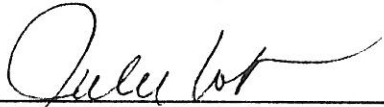
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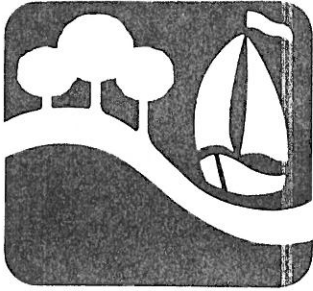
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. *Should increase property values*
2. *May make for a more evenly matched area*
3. *will limit destructive development*

Signature 

Address 3803 Mediterranean



CITY OF ROCKWALL
"THE NEW HORIZON"

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Julie Lot

 City Secretary

Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature *John W. McWhorter*
 Address 3318 LAKESIDE DR.



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Lot
City Secretary

Case No. PZ 92-13-Z

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

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

1. AS A RESIDENT I SEE MORE INTEREST IN CANYON HOMES BEING SOLD AND BUILT
2. I IMPROVES IMAGE OF LAKESIDE VILLAGE ROCKWALL
3. MORE HOMES = MORE TAXES
Spread our large base

[Signature]
Signature
Boyd Plesan
Address Rockwall TX 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

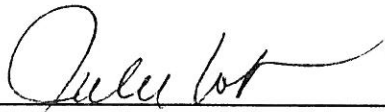
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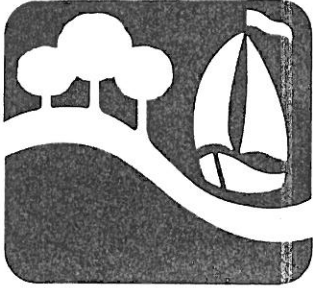
I am in favor of the request for the reasons listed below X

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

1. *Improve the quality of Lakeside Village*
- 2.
- 3.

Signature 

Address 3406 Mediterranean
Rockwall



CITY OF ROCKWALL
"THE NEW HORIZON"

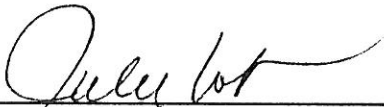
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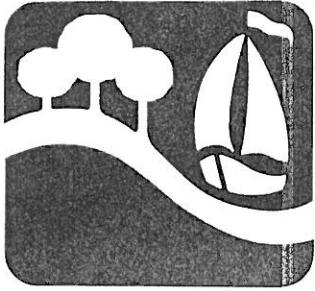
Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature 
 Address 3608 Lakeside Dr.



CITY OF ROCKWALL

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City Secretary

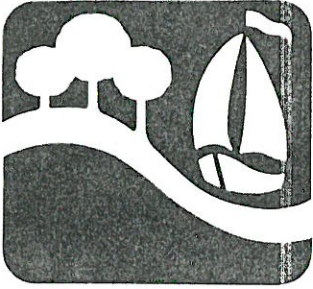
Case No. PZ 92-13-Z

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

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

1. To bring requirements of City + Village into uniformity
2. * PHASE 5 SHOULD ALSO BE INCLUDED IN AMENDMENT
- 3.

Signature Carl E. Zandt
Address 3019 Bayside Dr.



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July 1st
City Secretary

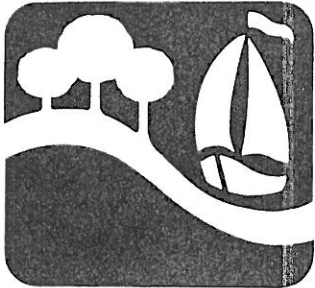
Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature Don C. P. Orvish
Address 3935 Roma Court
75087



CITY OF ROCKWALL

"THE NEW HORIZON"

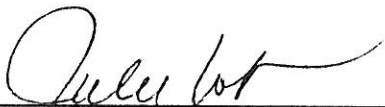
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City Secretary

Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature 

Address 3406 AUGUSTA BLVD.



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Julie Lot
City Secretary

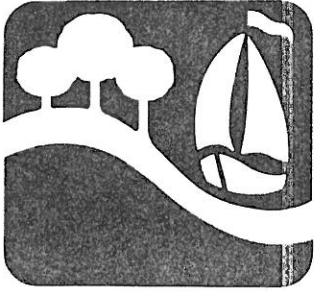
Case No. PZ 92-13-Z

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

- 1.
- 2.
- 3.

Signature *Melba Blains*
Address *3502 High Point*



CITY OF ROCKWALL

"THE NEW HORIZON"

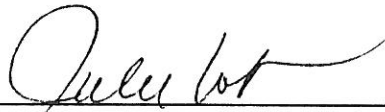
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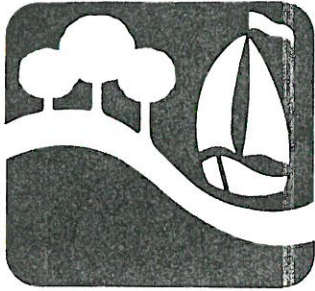
Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature Mr & Mrs Jack C. Schack
Address 3304 Lakeside Dr.



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Case No. PZ 92-13-Z

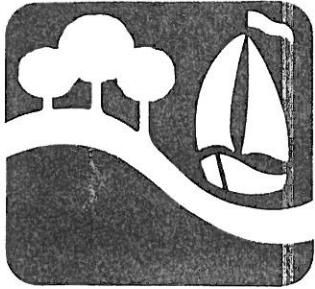
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I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature 

Address 3928 Mediterranean



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Townhome	800 sq. ft.	1,200 sq. ft. excluding garage
Single Family Attached	1,200 sq. ft.	1,800 sq. ft. excluding garage
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and to decrease the required rear setback on lots D63-D70 and Lots F1-F5 from 7-1/2 feet to 0. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Julie Lot
City Secretary

Case No. PZ 92-13-Z

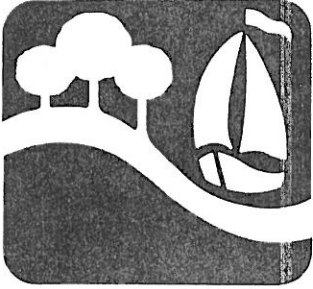
I am in favor of the request for the reasons listed below _____

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

- Does not include entire development
- our guidelines should apply to all
- of the village

Signature Bernice Lee

Address 3610 Hilltop Circle
Rockwall, TX



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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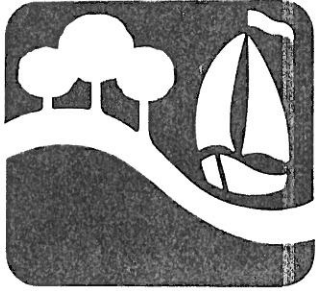
Julie Lot
City Secretary

Case No. PZ 92-13-7

I do not wish to be harassed - please keep this confidential
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. *THIS ACTION APPEARS TO VIOLATE BOTH THE SPIRIT AND THE LETTER OF CCRS AS NO VOTE WAS TAKEN BY THE*
2. *MEMBERSHIP, SEE COUNTY DEED RECORDS, VOL. 99,*
3. *130 AND VOL. 131, 12924.*

Signature Chloe Springer
Address 3622 Lakeside



CITY OF ROCKWALL
"THE NEW HORIZON"

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Julie Lot

 City Secretary

Case No. PZ 92-13-Z

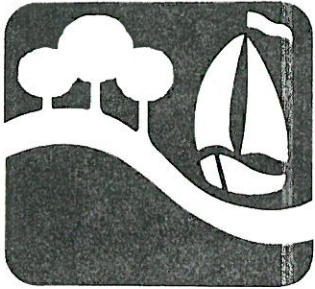
I am in favor of the request for the reasons listed below _____

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

1. *Protect value + quality of property*
- 2.
- 3.

Signature *Jerry Carlton*

 Address *3611 Highpoint*



CITY OF ROCKWALL

"THE NEW HORIZON"

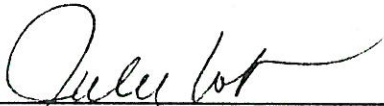
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City Secretary

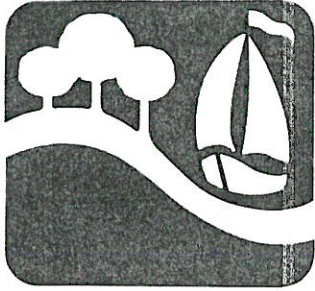
Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature 
Address 3900 LAKESIDE



CITY OF ROCKWALL
"THE NEW HORIZON"

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Julie Lot

 City Secretary

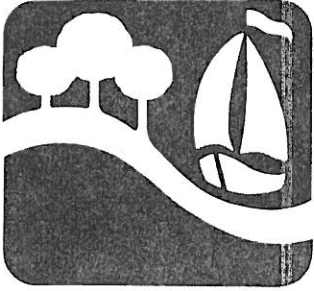
Case No. PZ 92-13-Z

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

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

1. *because Phase 5 should have been included - it should*
2. *have gone to the vote of the Homeowner.*
- 3.

Signature *Trina Cockrell*
 Address 3911 Mediterranean



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Lot

City Secretary

Case No. PZ 92-13-Z

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

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

1.

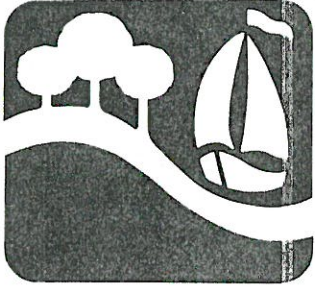
2.

3. *D*

Should include phases

Signature *Emily Fairchild*

Address *3336 Lakeside*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Lot
City Secretary

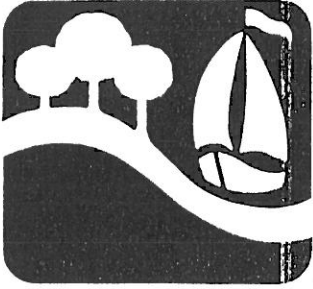
Case No. PZ 92-13-Z

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

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

- no vote of the homeowners.*
- should have included Phase 5*
- if this required by the city rather than 800-1200-1200sqft. the city requirements used to be 800-1200-1200sqft*

Signature *Mrs Robert E. Massey*
Address *4010 Mediterranean*



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

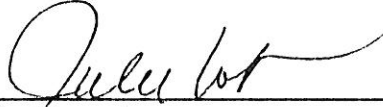
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15

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City Secretary

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature 

Address 3524 Lakeside Dr



CITY OF ROCKWALL

"THE NEW HORIZON"

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and to decrease the required rear setback on lots D63-D70 and Lots F1-F5 from 7-1/2 feet to 0. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

July 1st
City Secretary

Case No. PZ 92-13-Z

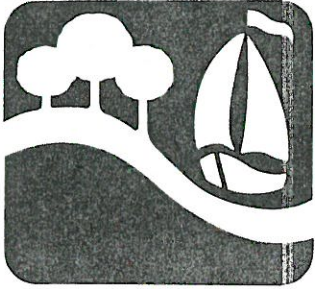
I am in favor of the request for the reasons listed below ✓

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

1. GOOD FOR THE AREA
- 2.
- 3.

Signature William Nason

Address 3105 Lakeside Village Drive
Rockwall, Texas



CITY OF ROCKWALL

"THE NEW HORIZON"

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*Part II **

Julie Lot
City Secretary

Case No. PZ 92-13-Z

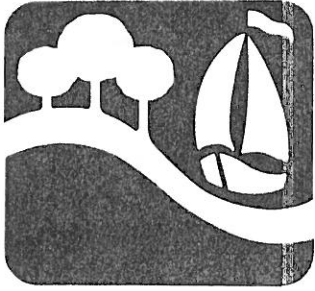
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- most homes are larger than old codes*
old & new
-
- makes sense*

** I'm not certain I like part II*

Signature *[Signature]*
Address *3415 Waterview*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Lot
City Secretary

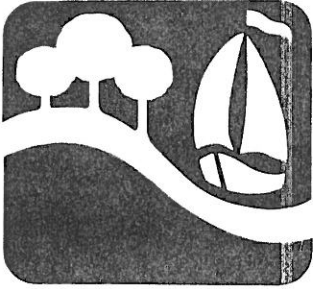
Case No. PZ 92-13-Z

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

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

- perception of an increase in property values*
-
-

Signature *[Signature]*
Address *3606 Highpoint Dr.*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Lot

 City Secretary

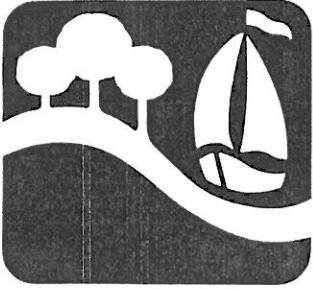
Case No. PZ 92-13-Z

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

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

1. *INCREASED PROPERTY VALUE!*
2. *HIGHER TAXES FOR CITY!*
- 3.

FRABO COMPANY
 Signature *Wm J. Bell*
 Address *3604 HILLTOP CIRCLE*



CITY OF ROCKWALL

"THE NEW HORIZON"

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The area requirements for Phases 1-4 are currently under review by the Rockwall Planning and Zoning Commission and City Council for amendment to the minimum dwelling unit size and certain rear setback requirements. Phase 5 is currently regulated by the area requirements for townhouse development as prescribed in the City's zoning ordinance. Copies of the current and proposed area requirements are available for review at City Hall. For information please call 771-7700. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

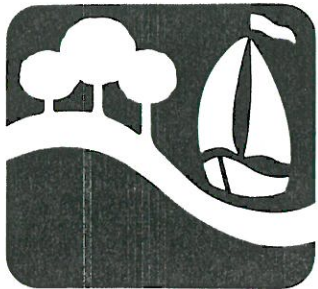
Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *As long as Phase 5 is included in the amendments*
 2. *The size of the flats on Mediterranean should not have been changed due to lot size + location*
 3. *If no other amendments other than listed above I feel that this is acceptable.*
- Signature *Mrs. Janet E. Massey*
Address *4010*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

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

1. There is only one road into phase 5 and it is Village Dr. (or Lakeside Dr, as the city map shows)
2. Any resident that was Village Dr. should understand that phase 5 is Lakeside Village.
3. therefore all the CCR's should be enforced as they existed now. The CCR's, Rules & restrictions are in file P&Z.

Signature Shane Molny
Address 3021 Lakeside Dr.

Case No. PZ 92-13-Z

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

Ref: Lakeside Village

I am opposed to the request for the reasons listed below

1. ~~we are in~~ favor to increased minimum sq. footage per dwelling unit on the following;
- 2.
- 3.

Townhome 800 → 1200
 Single Family-A 1200 → 1800
 Single Family-D 1200 → 1800

Signature John G. and Charlotte Moreau

Address 3113 Lakeside Dr. Rockwall, TX 75087
(214) 771-7700

205 West Rusk Rockwall, Texas 75087

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. To enhance the neighborhood
2. Increase taxes
- 3.

Signature Freida Wood

Address 3012 Bayside Dr.

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. This will HELP MAINTAIN THE VALUE of my property
- 2.
- 3.

Signature John E. Heiman

Address 3602 Hill Top

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *improve property values*
2. *perhaps attract higher quality residents*
- 3.

Signature Michael C. Lett

Address 2908 Starboard
Rockwall, Tx.

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *IT WILL IMPROVE THE QUALITY OF HOMES
IN THIS AREA.*
- 2.
- 3.

Signature L.H. Simon

Address 3730 MEDITERRANEAN

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *THERE HAS BEEN NO INFORMATION PRESENTED TO
ME FROM THE (LVHA) TO INDICATE A VIABLE REASON*
2. *FOR THIS.*
- 3.

Signature Glenn S. Clark

Address 3401 LAKESIDE DRIVE

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

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

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

1. PROPERTY VALUES with RISE
2. IF they are rented - rents will be higher
3. therefore better income families will reside here

Signature Kelley K

Address 3408 Lakeside

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

Case No. PZ 92-13-Z

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

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

1. Increase standards & values
- 2.
- 3.

Signature Phyllis G. Goff

Address 3315 Lakeland

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

Case No. PZ 92-13-Z

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

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

1. Phase V is included
2. and it is my understanding it is going to be included in the above.
- 3.

Signature Mrs. James L. Johnson

Address 3103 Lakeside Dr. Rockwall, TX 75087

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *Will maintain value of property*
2. *best use of lots*
- 3.

Signature *Jerry Lewis*
Address *4103 Cabana*

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature *J. M. Lewis*
Address *3503 HIGHPOINT*

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



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature 

Address _____



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City Secretary

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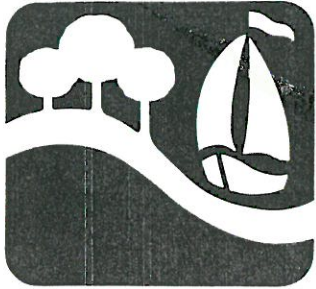
I am in favor of the request for the reasons listed below X

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

1. Since the requirements of stucco, and tile are mandatory; it should also be logical to standardize
2. a larger sq. footage; because of the money involved.
- 3.

Signature Peggy Morgan

Address 3616 Halltop



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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature Bernice Lee

Address 3610 Hilltop Circle



CITY OF ROCKWALL

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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

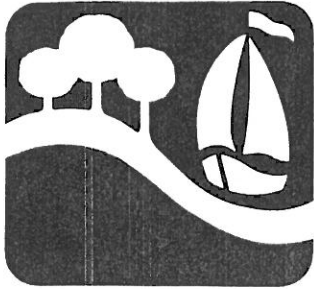
I am opposed to the request for the reasons listed below _____

1. TO KEEP ALL BUILDINGS COMPATIBLE.

2.

3.

Signature [Handwritten Signature]
Address 3608 LAKESIDE DRIVE
ROCKWALL, TX. 75087



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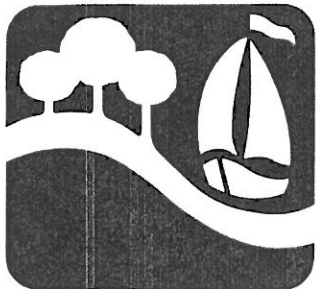
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Signature Mr + Mrs T.W. Freeman

Address _____



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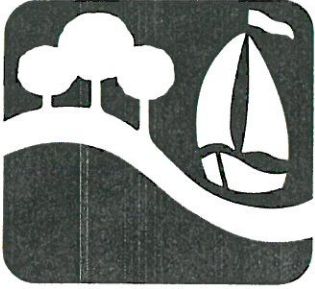
I am in favor of the request for the reasons listed below ✓

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

1. *To ensure development of Phase 5 compatible with Phase 1-4.*
2. *To maintain the property values of Lakeside Village.*
- 3.

Signature James H. Gray

Address 3507 Augusta Trl.
Rockwall, TX 75087



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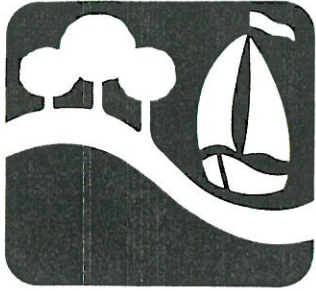
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature Joan + George Slusarchuk

Address 3014 Harbor Dr
Rockwall, Tx 75087



CITY OF ROCKWALL

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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature William Nason

Address 3105 Lakeside Dr.
Rockwall, Tex



CITY OF ROCKWALL

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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature Virginia D. Clarke
Address 3201 Lakeside Dr.



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City Secretary

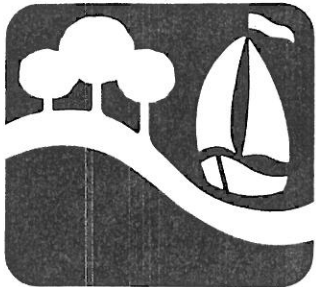
Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature *A Phillip Clarke*
Address *3620 Highpoint*



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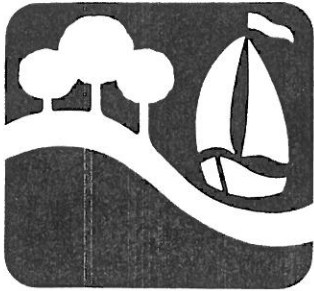
Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. TO LOWER REQUIREMENTS WILL LOWER THE VALUE OF MY PROPERTY
- 2.
- 3.

Signature John E. Steiner
Address 3602 Hill Top



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City Secretary

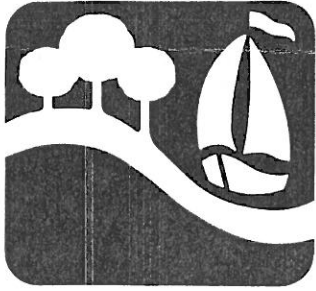
Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature [Handwritten Signature]
Address 3400 Lakeside



CITY OF ROCKWALL

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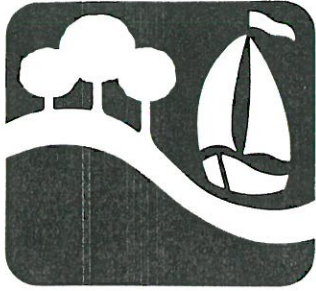
I am in favor of the request for the reasons listed below X

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

1. *Amendment needed to make City & Village area requirements uniform.*
- 2.
- 3.

Signature *Earl E. Zandt*

Address *3019 Bayside Dr*
Rockwall, Tx



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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *enhance property value of the area*
2. *maybe will attract higher quality residents*
3. *will be consistent with other phases*

Signature Patricia & Michael Alstott

Address 2908 Starboard
Rockwall, Texas
75087



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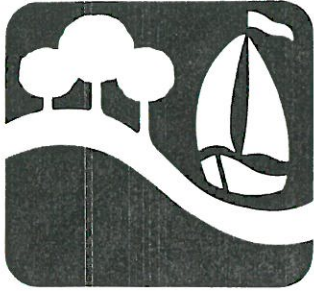
Case No. PZ 92-13-Z

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

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

- 1.
- 2.
- 3.

Signature W. Keith West
Address 3604 Highpoint



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Julie Couch
City Secretary

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. *Protection of property values*
2. *Neighborhood improvement*
- 3.

Signature *David M. Downey*
DAVID M. DOWNEY
Address 3606 Highpoint Dr.

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. More single family homes/townhouses
2. less condos due to the increase of sq. footage per unit
- 3.

Signature John G. Moreau
Charlotte Moreau

Address 3113 Lakeside Dr,
Rockwall, TX 75087

* We want the larger sq. footage requirements as stated in last written inquiry

Thanks!

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

Case No. PZ 92-13-Z

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

I am opposed to the request for the reasons listed below

1. We built a home here & had to fulfill our minimum footage requirement. Everyone should
2. I don't want them charge any smaller
3. They will be reselling apt. not homes

or condos.

Signature Virginia Black

Address 3405 Lakeside Dr.

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

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

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

1. We built homes here & had to fulfill our minimum footage requirement. Everyone showed.
2. I don't want them charged any smaller.
3. They will be like selling apt. not homes

or condos.

Signature Virginia Black

Address 3405 Lakeside Dr.

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

Case No. PZ 92-13-Z

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

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

1. More single family homes/townhouses less condos due to the increase of sq. footage per unit.
- 2.
- 3.

Signature Jean Y. Moreau
Charlotte Moreau

Address 3113 Lakeside Dr,
Rockwall, TX 75087

*We want the larger sq. footage requirements as stated in last written inquiry

Thanks!

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

Case No. PZ 92-13-Z

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

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

1. It will keep property values up
2. maintain constant level of construction
- 3.

Signature Manda Duggan Frye

Address 3325 Augusta

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

4. A request from the Lakeside Village Homeowners' Association for an amendment to the area requirements for PD-2, Planned Development No. 2 on property described as Phases 1, 2, 3, and 4, Lakeside Village.

4-29-92

Public Notice

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6-3-92

25 **PZ 92-13-Z Hold Public Hearing and Consider Approval of a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3 and 4, Lakeside Village** MIN 5/14/92

30 Couch explained Lakeside Village Homeowner's Association's request to change the square footage and setback requirements as it applies to undeveloped small townhouse lots. Welborn opened the public hearing. Mr. Robert Massey, 4010 Mediterranean a board member of the homeowner's association addressed the Commission and was available to answer questions. After much discussion, the public hearing was closed. Greenwalt made a motion to continue the public hearing at the June 11 meeting. Mitchell seconded the motion. The motion was voted on and passed unanimously.

35