

BEING an 6.89 acre tract of land situated in the E. Teal Survey, Abstract No. 207, and being part of a 55.106 acre tract of land conveyed from Henry Beckman to Kirby Albright by deed dated August 14, 1968, and recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and further being a part of the above described 26.89 acre tract of land, and being more particularly described as follows:

BEGINNING at an iron rod set in the centerline of an abandoned dirt road on the City of Dallas Take Line for Lake Ray Hubbard, said point also being the North corner of said 55.106 acre tract of land and the North corner of said 26.89 acre tract;

THENCE: South $45^{\circ} 50' 03''$ East with said dirt road and the Northeast line of said 26.89 acre tract a distance of 866.27 feet to a point for a corner on a circular curve to the Right having a central angle of $33^{\circ} 47' 14''$ and a radius of 230.49 feet;

THENCE: Along said curve in a Southwesterly direction an arc distance of 135.92 feet to the point of tangency of said curve;

THENCE: South $77^{\circ} 57' 11''$ West a distance of 368.15 feet to the point of curvature of a circular curve to the Left having a central angle of $29^{\circ} 13' 16''$ and a radius of 200.00 feet;

THENCE: Along said curve in a Southwesterly direction an arc distance of 102.00 feet to the point of tangency of said curve;

THENCE: North $41^{\circ} 16' 05''$ West a distance of 80.00 feet, radial to the above described curve to a point for a corner;

SIGNAL RIDGE

July 16, 1992

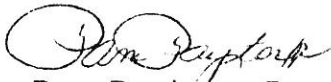
City of Rockwall
Planning and Zoning Commission

Re: Case No. PZ-92-27-Z

To Whom It May Concern:

The Board of Directors of Signal Ridge Owner's Association and the residents, whose names appear on the attached petition, endorse the City of Rockwall's recommendation to amend PD-22, Planned Development 22, by reducing the approved density of the multifamily land use authorized under PD-22.

Regards,



Pam Payton, President
Board of Directors
Signal Ridge Owner's Association, Inc.

BOD/jh

Pam Payton
John Hammett
Jean Dunn
Sight M. Venturini
Sharon A. Microw

Rita Baker
Roberta MacLure
John Alletto
Glen Edler

~~Yvonne~~
Tharon Krundel
America McCellan
John Dunn
Ronald

Properties by
Brenda Hammett
Michael Carramuzi
(65 units)
owns

Brenda Hammett
Betty R. Turner
R. B. Carothers (809)
Jane D. Carothers (811)
Beverly Williams
Douglas Williams) 1515
Charles Wood #904
John Taylor
Virginia Taylor

Solo Ranch 1



CITY OF ROCKWALL
"THE NEW HORIZON"

*Faxed &
mailed
7/10*

July 10, 1992

Kirby Albright
9535 Forest Lane, Suite 100
Dallas, Texas 75243

Dear Mr Albright:

You received notice of the public hearings to be held on a possible amendment of the zoning as it relates to the maximum density for the multifamily use on your property located south of I-30 designated as PD-22. This hearing has been rescheduled for consideration by the Rockwall Planning and Zoning Commission for Thursday, July 16 at 7:00 P.M. at City Hall, 205 W. Rusk. You are also scheduled for review by the Rockwall City Council on Monday, July 20 at 7:00 P.M. You or your representative should be present at both of these meetings to represent your interests.

If you have any questions don't hesitate to contact me.

Sincerely,

Julie Couch
Assistant City Manager

Rockwall Chamber of Commerce



P.O. Box 92 Rockwall, Texas 75087 (214) 771-5733

July 9, 1992

City of Rockwall
Planning & Zoning Commission
205 E. Rusk Street
Rockwall, Texas 75087

Dear Members of the City of Rockwall's Planning & Zoning Commission

I am writing to you on behalf of the Rockwall Chamber of Commerce concerning a parcel of land here in Rockwall which is zoned as PD-22. It is the Chambers desire that you grant the land owner of this property, Kirby Albright, a two year extension of the current zoning and density requirements for this property.

After speaking with Mr. Albright, who is a Chamber member, we are convinced something very positive for Rockwall may center on this property in the next two years. If nothing does happen in this two year period, then we have missed a great opportunity.

Many of you, I am sure, are familiar with the LARC study which was conducted recently that outlined many positive opportunities that were associated with this piece of property. The City of Rockwall and the Rockwall Chamber of Commerce invested a great deal of money for that report and we would certainly like to transform some of those ideas into reality.

Obviously, as members of the Planning and Zoning Commission, you are dedicated to the quality lifestyle we have come to appreciate here in Rockwall. The Rockwall Chamber of Commerce is also dedicated to that same quality lifestyle. I hope you will grant our request and give Mr. Albright a two year extension on his property.

Sincerely,

A handwritten signature in black ink that reads "Tom Manskey". The signature is written in a cursive style with a large, sweeping flourish at the end.

Tom Manskey
President
Rockwall Chamber of Commerce

TM:mp

TEL NO.
To: Julia Couch

Jul 07,02 8:29 P.01

Suggested motion for PD 22

It is resolved that if the proposed development provides business meeting facilities and is developed using some of the guidelines of the LARC report, or ~~is~~ developed as an apartment hotel or condo-hotel that the present density of 20 units per acre will continue.

If it is developed as a conventional type apartment or condominium project with no facilities open to the public the density will be reduced to 14 per acre.

Please Call Kirby after review 644 4101

Fax
711 5758



CITY OF ROCKWALL
"THE NEW HORIZON"

June 29, 1992

Mr. Kirby Albright
President
Albright Properties, Inc.
9535 Forest Lane, Suite 100
Dallas, TX 75243

Dear Mr. Albright:

As you are aware, the Rockwall City Council has instructed the Planning and Zoning Commission to hold public hearings on your property, currently designated as PD-22, located south of I-30 and as further described on the attached exhibit, to consider reducing the maximum density for the multi-family use under the PD from 20 units per acre to 14 units per acre. The Council had instructed the Commission to not initiate the hearings until June at your request.

A public hearing has now been scheduled before the Planning and Zoning Commission for July 9, 1992 at City Hall at 7:00 p.m. to review and consider recommendations to the City Council regarding the maximum multi-family density. As the property owner you are encouraged to attend this meeting and submit your comments regarding the proposed change. If you need any additional information don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch
Assistant City Manager

hcc

attachment

BEING an 6.89 acre tract of land situated in the E. Teal Survey, Abstract No. 207, and being part of a 55.106 acre tract of land conveyed from Henry Beckman to Kirby Albright by deed dated August 14, 1968, and recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and further being a part of the above described 26.89 acre tract of land, and being more particularly described as follows:

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THENCE: North $23^{\circ} 45' 02''$ East a distance of 6.10 feet to an angle point in said Take Line;

THENCE: North $11^{\circ} 03' 39''$ East a distance of 678.50 feet with said Take Line to the Point of Beginning and containing 6.89 acres of land.

Albright Properties

9535 Forest Lane, Suite 100
Dallas, Texas 75243
(214) 644-4101

4-9-91


City of Rockwall

Julie,

Please change review for P.D. 22 for June or later.

Your making this change will be appreciated.

Sincerely,



Kirby Albright

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: July 9, 1992

Agenda No: III. C.

Agenda Item: P&Z 92-27-Z - Hold Public Hearing to Consider Amending PD-22, Planned Development 22 by Reducing the Density of the Multifamily Land Use

Item Generated By: Initiated by the City Council.

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

Background Information:

During the Planned Development review that is conducted every two years by the Commission, you recommended to the City Council that public hearings be initiated on this PD to consider reducing the allowable density. The property is owned by Kirby Albright and is approved for Hotel, conference center, retail, marina, and multifamily. The allowable density under the PD is 20 units per acre.

This site prior to 1983 was zoned MF-2, which allowed a density regulated only by height and setback restrictions. With the adoption of the current zoning ordinance, this tract was rezoned to PD-22 with a maximum density of 20 units per acre applicable to the multifamily use under the PD.

The Council instructed the Commission to hold hearings to consider reducing the maximum density to 14 units per acre, which is the allowable density under MF-14, the standard multifamily zoning district.

Mr. Albright will have some suggestions on Thursday night in regard to the proposed density reduction.

Attachments:

1. Location Map
2. PD review form

Agenda Item: PD-22 Density Review

Item No: III. C.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: July 9, 1992

Agenda No: III. C.

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This site prior to 1983 was zoned MF-2, which allowed a density regulated only by height and setback restrictions. With the adoption of the current zoning ordinance, this tract was rezoned to PD-22 with a maximum density of 20 units per acre applicable to the multifamily use under the PD.

The Council instructed the Commission to hold hearings to consider reducing the maximum density to 14 units per acre, which is the allowable density under MF-14, the standard multifamily zoning district.

Mr. Albright will have some suggestions on Thursday night in regard to the proposed density reduction.

SUPPLEMENTAL NOTES

Mr. Albright has indicated that he would prefer that the zoning remain intact, but that if the Commission desires to lower the density of his property as it relates to multifamily that you consider permitting him to have a "condo-hotel" as a permitted use under his PD at the current density of 20 units per acre and that if the property were to be developed as a standard multifamily development the density be reduced to 14 units per acre. A condo-hotel concept is one that would permit a number of investors to each buy a unit that they would have the opportunity to utilize for a limited portion of a year. The rest of the time the unit would be available for rental.

If the Commission wishes to consider this change, wording could be added to the PD that would permit "condo-hotels" subject to the hotel/motel tax assessed by the City with charges for such facilities being charged daily. A condition that the City would have the right to inspect the books of such a facility could be included. This would not preclude a future building owner from requesting a change in the density in the future if there was a desire to convert a condo-hotel into standard multifamily.

Attachments:

1. Location Map
2. PD review form

Agenda Item: PD-22 Density Review

Item No: III. C.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: July 20, 1992 **Agenda No:** VI. F.

Agenda Item: P&Z 92-27-Z - Hold Public Hearing to Consider Approval of an Ordinance Amending PD-22, Planned Development 22 by Reducing the Density of the Multifamily Land Use (1st Reading)

Item Generated By: Initiated by the City Council.

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

Background Information:

During the Planned Development review that is conducted every two years by the Planning and Zoning Commission, the Commission recommended to the City Council that public hearings be initiated on this PD to consider reducing the allowable density. The property is owned by Kirby Albright and is approved for Hotel, conference center, retail, marina, and multifamily. The allowable density under the PD is 20 units per acre.

This site prior to 1983 was zoned MF-2, which allowed a density regulated only by height and setback restrictions. With the adoption of the current zoning ordinance, this tract was rezoned to PD-22 with a maximum density of 20 units per acre applicable to the multifamily use under the PD.

The Council instructed the Commission to hold hearings to consider reducing the maximum density to 14 units per acre, which is the allowable density under MF-15, the standard multifamily zoning district.

Mr. Albright has indicated that he would prefer that the zoning remain intact, but that if the Commission and Council desires to lower the density of his property as it relates to multifamily that you consider permitting him to have a "condo-hotel" as a permitted use under his PD at the current density of 20 units per acre and that if the property were to be developed as a standard multifamily development the density be reduced to 14 units per acre. A condo-hotel concept is one that would permit a number of investors to each buy a unit that they would have the opportunity to utilize for a limited portion of a year. The rest of the time the unit would be available for rental.

If such an amendment is considered, wording could be added to the PD that would permit "condo-hotels" subject to the hotel/motel tax assessed by the City with charges for such facilities being charged daily. A condition that the City would have the right to inspect the books of such a facility could be included. This would not preclude a future building owner from requesting a change in the density in the future if there was a desire to convert a condo-hotel into standard multifamily.

The Commission will consider this item at their meeting on Thursday. We will forward their recommendations and a draft of any ordinance recommended to you on Friday.

Attachments:

1. Location Map
2. PD review form

S
Hwy C

SPECIAL USE PERMIT
HIGHWAY COMMERCIAL
SCENIC OVERLAY DISTRICT

LEGEND

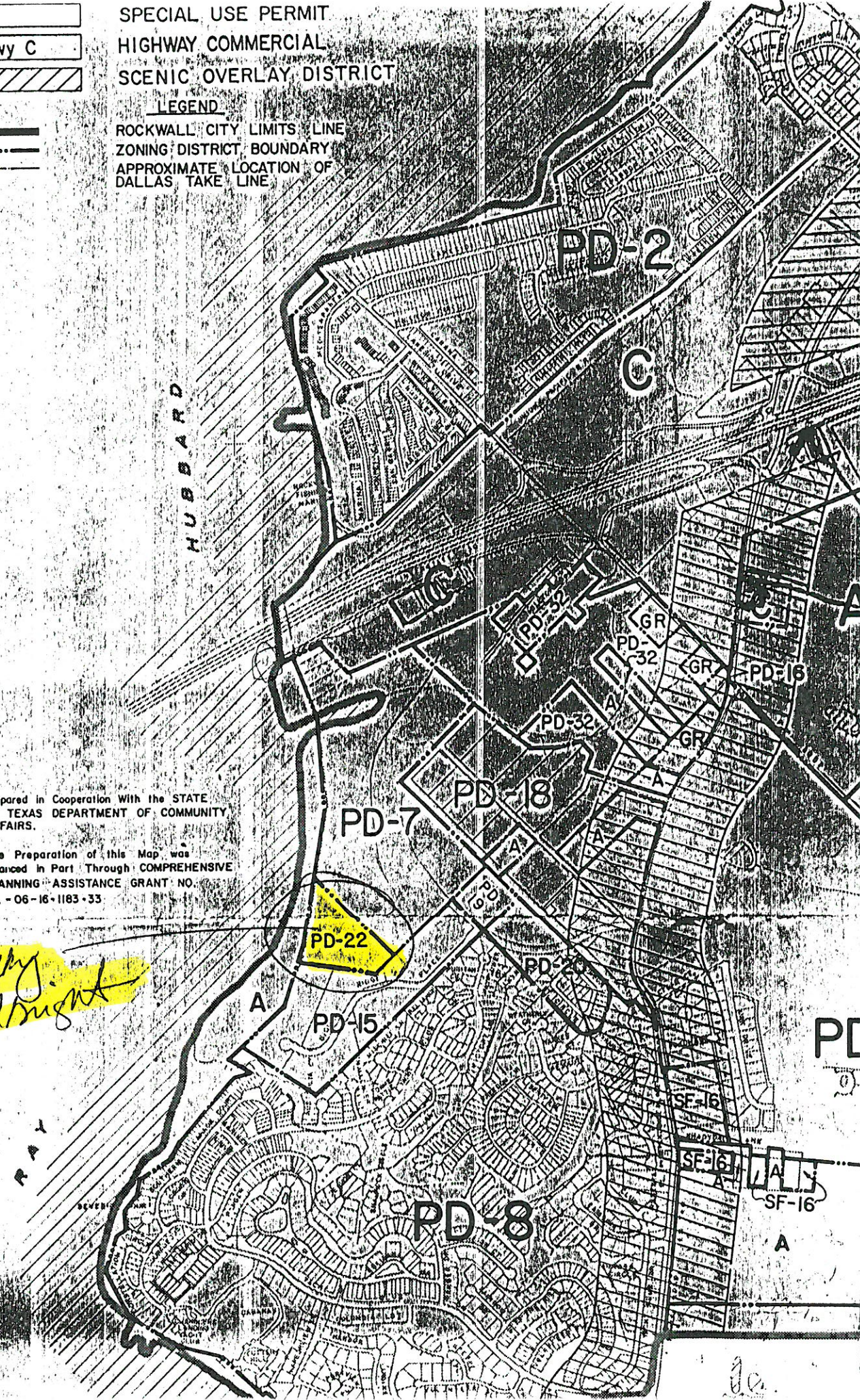


ROCKWALL CITY LIMITS LINE
ZONING DISTRICT BOUNDARY
APPROXIMATE LOCATION OF DALLAS TAKE LINE

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

*Kelly
albright*



de.

PD REVIEW FORM

DATE: April 8, 1991

Date Originally Approved: 4/4/83

PD NO: 22

PD Name: Kirby Albright Hotel Site

Location: West of Summer Lea Drive along Lake Ray Hubbard.

Total Acreage: Approximately 6.9 acres.

Approved Uses: Marina, Retail Office, Apartment/Condominium at 20 units per acre, Restaurant/Private Club, Recreational facilities, Hotel. A development plan for the site was approved in 1984.

Status of Development or Planning Activity:

There has been no development or planning activity on the site since the site plan was approved in 1984. The owner has been continuing to attempt to market this site and still hopes to develop the property.

Compliance with Comprehensive Plan:

Park Plan: Not applicable

Thoroughfare Plan: Not applicable

Land Use Plan: The Land Use Plan indicates Commercial in this area.

Previous PD Review Activity/Comments:

There was no action taken on this PD during the last review. The land uses, with the exception of the Apartment/Condominium uses comply with the Land Use Plan and the Zoning Ordinance. The MF designation exceeds our current maximum density of 14 units per acre.

Attachments: 1. Location Map
2. Development Plan
3. Elevations

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: July 20, 1992

Agenda No: VI. F.

Agenda Item: P&Z 92-27-Z - Hold Public Hearing to Consider Approval of an Ordinance Amending PD-22, Planned Development 22 by Reducing the Density of the Multifamily Land Use (1st Reading)

Item Generated By: Initiated by the City Council.

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

Background Information:

There was considerable discussion on this item. Attached is a copy of the draft minutes of the meeting. The Commission has recommended that PD-22 be amended to reduce the allowable density for multifamily residential development under the PD to no more than 14 units per acre, and to permit a condo-hotel at a density of no more than 20 units per acre that would be operated as a hotel subject to the hotel/motel tax assessed by the City with charges for such facilities being charged daily, and with the condition that the City would have the right to inspect the books of such a facility.

Attachments:

1. Ordinance

Agenda Item: PD-22 Density Review

Item No: VI. F.

PZ 92-27-Z Hold Public Hearing to Consider Amending PD-22, Planned Development 22 by Reducing the Density of the Multi-Family Land Use *MIN 7/16/92*

65 Couch outlined the City's request to reduce the density of PD-22. Welborn opened the public hearing. Kirby Albright, 3232 Ridge Road, addressed the Commission and expressed his desire to retain the 20 units per acre. Virginia Tanzillo, a resident of Signal Ridge, addressed the Commission and referred to a petition signed by 27 property owners in Signal Ridge who are in favor of reducing the density of PD-22. Tom Manskey, a resident of Signal Ridge, but also
70 representing the Chamber of Commerce, addressed the Commission and requested that they give Mr. Albright an extension and not reduce the density until the property owner can explore certain options that protect the parcel of land as both the City and the Chamber of Commerce have spent a large sum of money on the L.A.R.C. study regarding tourism development. He indicated that this property has been of interest to hotel chains, and recommended that the Commission not
75 amend zoning on this property. Welborn closed the public hearing.

Mastronardi made a motion to recommend no change in the PD-22, Planned Development 22 zoning. Morgan seconded the motion. The motion was voted on and failed with Mitchell, Welborn and Wilson voting against. Welborn made a motion to recommend a change in the PD-
80 22 that would permit condo/hotels subject to the hotel/motel tax, that the density not exceed 20 units per acre and that any standard multifamily development be limited to 14 units per acre, and that the City would have the right to inspect the books. Morgan seconded the motion. The motion was voted on and passed unanimously.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on July 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request to consider amending PD-22, Planned Development 22 by reducing the density of the multi-family land use authorized under Planned Development 22, and further described on the reverse side of this notice. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ-92-27-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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PD-22

1. Rockwall Harbor Joint Venture
c/o Ford Enterprises, Inc.
14755 Preston Road, #830
Dallas, Texas 75240

2. Alpitco, Inc.
2255 Ridge Road, #208
Rockwall, Texas 75087

3. Signal Ridge Home Owners Association
1000 Signal Ridge Place
Rockwall, Texas 75087

4 207 labels from
Central Appraisal District

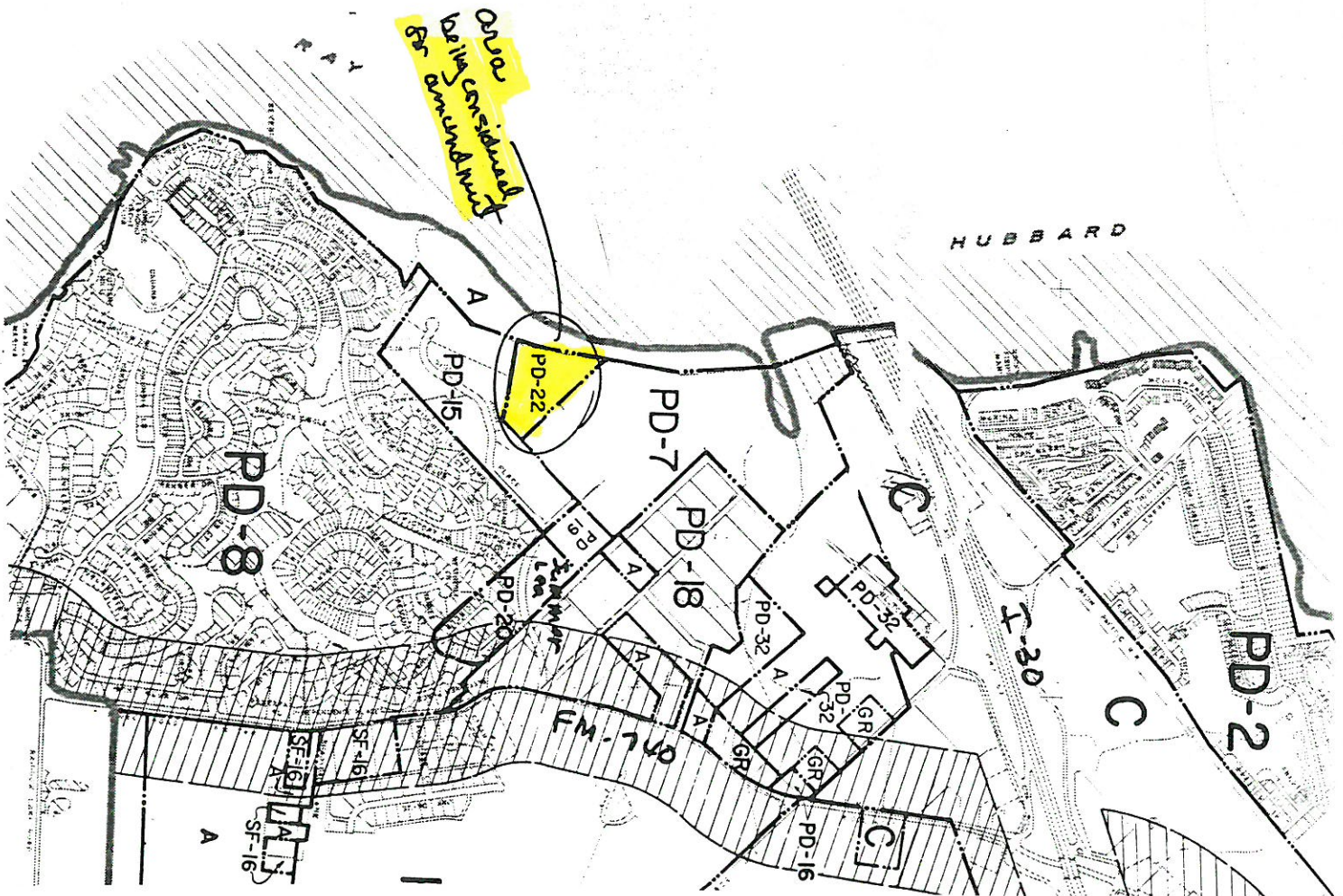


CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

You recently received legal notice of a public hearing to be held by the Rockwall Planning and Zoning Commission to consider amending PD-22, Planned Development 22, as identified on the attached map, by reducing the approved density of the multifamily land use authorized under PD-22. The current allowed density is 20 units per acre. This hearing, which was initiated by the Rockwall City Council, has been rescheduled for Thursday, July 16, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk. As an interested property owner, you are invited to attend this meeting or make you feelings known in writing.





CITY OF ROCKWALL
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Hilda Crangle
City Secretary

Case No. PZ-92-27-Z

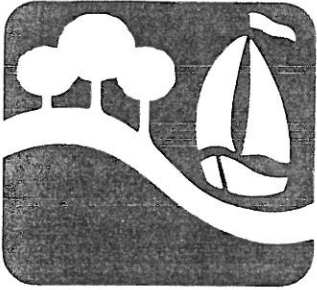
I am in favor of the request for the reasons listed below X

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

- 1.
- 2.
- 3.

Signature *[Handwritten Signature]*

Address 2255 RIDGE ROAD, SUITE 208



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City Secretary

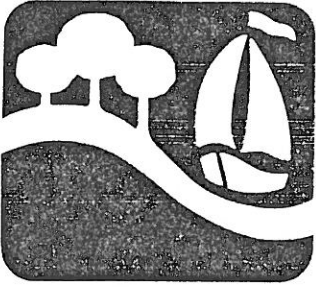
Case No. PZ-92-27-Z

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 have enough condominiums!!*
2. *We need more parks on the lake or near it.*
- 3.

Signature *W. B. [unclear]*
Address *1233 S/G [unclear] Pkwy*
Rockwall, TX



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Hilda Trangle
City Secretary

Case No. PZ-92-27-Z

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

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

Given market conditions of new homes in the area & the clogged traffic pattern, we consider the entire idea to be speculative to such a degree that this venture is as likely to fail as it is to succeed & that this would negatively impact the area

Signature Mr. Anthony P. Roffino
Mrs. Anthony P. Roffino
Address 3927 Fairlakes Drive
Dallas, Texas 75228



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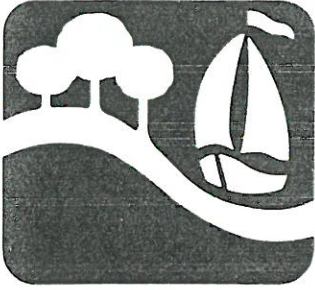
Case No. PZ-92-27-Z

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

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

1. *I would rather have homes built in this area rather than hotels or businesses of the lake*
2. *I do not want my view destroyed or partially blocked by buildings above my deck*
- 3.

Signature *Lyndalyn Trust*
Address *902 Signal Ridge Place*
Rockwall, TX



CITY OF ROCKWALL

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Hilda Trangle
City Secretary

Case No. PZ-92-27-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 Norman Churn

Address 1006 Signal Ridge

Chronicle
6-24-92

3. To consider amending PD-22 by reducing the density of the multi-family land use authorized under Planned Development 22, further described below:

BEING an 6.89 acre tract of land situated in the E. Teal Survey, Abstract No. 207, and being part of a 55.106 acre tract of land conveyed from Henry Beckman to Kirby Albright by deed dated August 14, 1968, and recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and further being a part of the above described 26.89 acre tract of land, and being more particularly described as follows:

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THENCE: Along said curve in a Southwesterly direction an arc distance of 135.92 feet to the point of tangency of said curve;
THENCE: South 77 degrees 57' 11" West a distance of 368.15 feet to the point of curvature of a circular curve to the Left having a central angle of 29 degrees 13' 16" and a radius of 200.00 feet;
THENCE: Along said curve in a Southwesterly direction an arc distance of 102.00 feet to the point of tangency of said curve;
THENCE: North 41 degrees 16' 05" West a distance of 80.00 feet radial to the above described curve to a point for a corner;

THENCE: North 66 degrees 14' 58" West a distance of 146.20 feet to a point for a corner on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: North 23 degrees 45' 02" East a distance of 6.10 feet to an angle point in said Take Line;
THENCE: North 11 degrees 03' 39" East a distance of 678.50 feet with said Take Line to the Point of Beginning and containing 6.89 acres of land.