

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 7/9/92

Name of Proposed Subdivision

Name of Subdivider June Bush

Address 603 Wooded Trail Rockwall, TX Phone 721-6708

Owner of Record June Bush

Address 603 Wooded Trail Phone 721-6708

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc

Address Box 142 E. Side Rd Rockwall, TX Phone

Total Acreage 2.043 AC. Current Zoning

No. of Lots/Units 8

Signed June Bush

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

Provided or Shown Not On Plat On Plat Not Applicable

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

II. Subject Property

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

III. Surrounding Area

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

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

Taken by _____

File No. 92-29-2

Date 7/9/92

Fee \$ 115.00

Receipt No. 025147



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

(214) 771-7700

Cash Receipt

Name Gene Banks Date 7

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		Portable Meter Deposit	02-2311
Subdivision Plats	01-3412	115 00	Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

TOTAL OF COLUMN TOTAL OF COLUMN

TOTAL DUE 115 00 Received by [Signature]

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-29-2 Filing Fee 146.00 Date 7/9/92

Applicant Jane Burks Phone 271-67048

Mailing Address: 603 Wooded Trail
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

_____ District Classification to

O Sub Div District Classification for the following reasons: (attach separate sheet if necessary)

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

²
Status of Applicant 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 Jane Burks

Note:

1

The 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.

2

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



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

(214) 771-7700

Cash Receipt

Name Mene Burko Date 7

Mailing Address _____

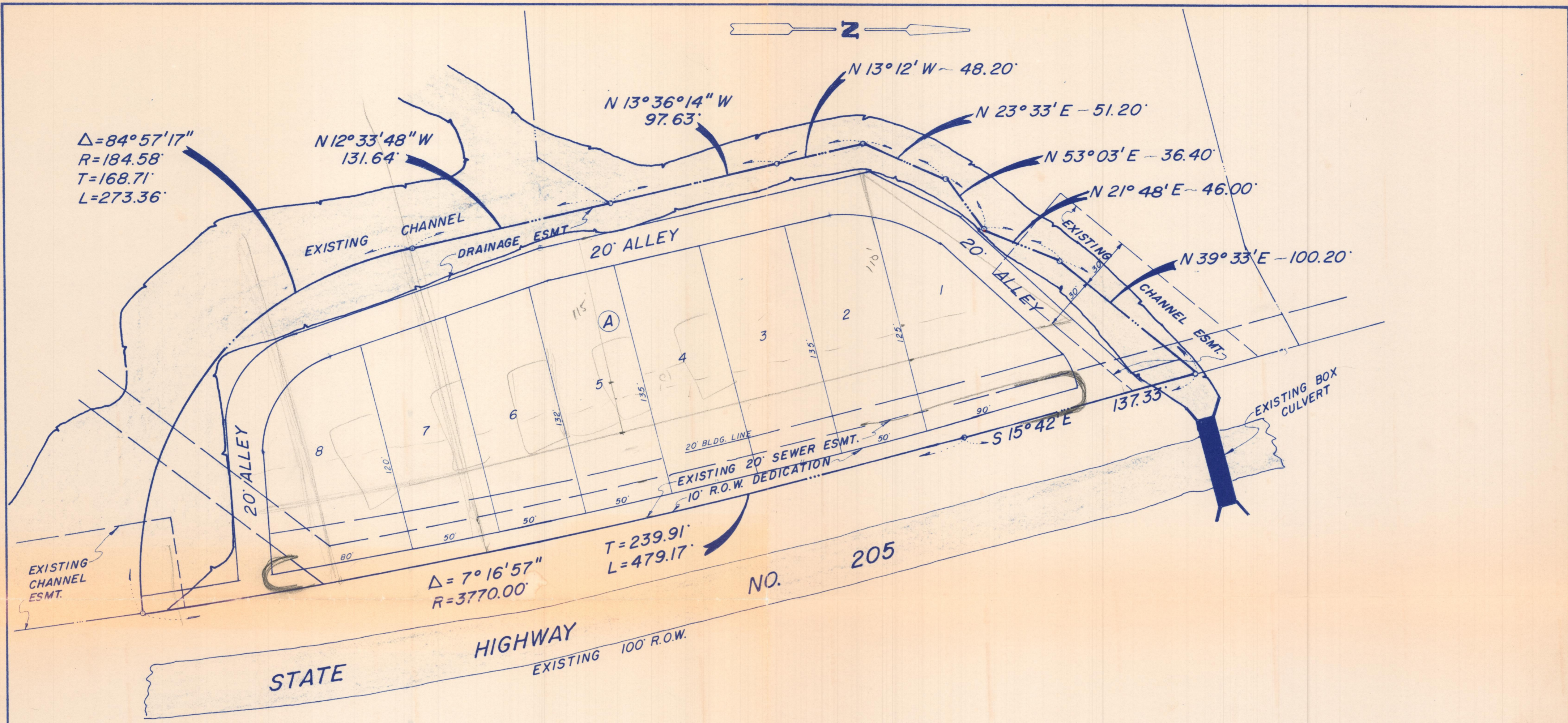
Job Address _____ Permit No. _____

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	146 00	Portable Meter Deposit	02-2311
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		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206
TOTAL OF COLUMN			TOTAL OF COLUMN	

TOTAL DUE 146.00

Received by [Signature]



PRELIMINARY PLAT

**PROPOSED RESIDENTIAL LOTS
CITY OF ROCKWALL**

**S. S. McCURRY SURVEY, ABSTRACT NO. 146
ROCKWALL COUNTY, TEXAS**

GENE BURKS OWNER

PROJECT NO. 92015	
SCALE 1" = 40'	
DATE 6-16-92	
PROJECT	DRAWN BY
	CHECKED BY
	DRAWING NO.
B.L.S. & ASSOCIATES, INC. RT. 1 BOX 142 E. SIDS RD. PO. BOX 65 ROCKWALL, TEXAS 75087 (214) 722-3036 771-3036	
OF SHTS	

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 13, 1992 **Agenda No:** III. B.

Agenda Item: P&Z 92-29-Z - Hold Public Hearing and Consider Approval of a Request from Gene Burks for a Change in Zoning from SF-10, Single Family Zoning Classification to Zero Lot Line Zoning Classification on a Tract of Land Located on SH-205 North of Darrin Drive and Approval of a Preliminary Plat

Item Generated By: Applicant, Gene Burks

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

Background Information:

We have received a request to change the zoning on the tract shown on the location map from SF-10 to Zero Lot Line. This site was considered several months ago for a change in zoning to General Retail for a Car Wash, which was denied. The zoning is for a portion of the property owned by Mr. Burks along SH-205. The site is in an area that will be in close proximity to the future extension of Alamo and it is not uncommon to have higher density residential or non residential adjacent to the intersection of a major thoroughfare. The comments pertaining to the preliminary plat are as follows:

1. Off street parking - this layout provides for 8 lots that will front on SH-205. We have concerns about visitor parking. We have considered several options to provide additional visitor parking. A frontage street could be constructed parallel to SH-205 and delete the alley. This would require front entry garages and Mr. Burks does not want this. The alley could be widened into the rear to accommodate a fire truck and a parking lane. There was also discussion about converting one lot into offstreet parking to be maintained by the lot owners. All of these options have been discussed with the applicant.
2. Drainage - a flood and drainage study should be required prior to consideration of a final plat to determine what drainage improvements might be necessary. It is possible that the drainage channel might need to be lined.
3. Alamo Extension - Prior to the submission of a final plat a determination of the alignment of Alamo needs to be determined. When we looked at this issue with the last request, Alamo would extend through lots 7 and 8.
4. The plat should be restricted to not permit any driveway cuts onto SH-205 other than the alley cuts needed.

Attachments:

1. Location Map
2. Preliminary Plat

Agenda Item: Zoning from SF-10 to Zero Lot Line

Item No: III. B.

PD-3

A

GR

COAL BURN ROAD

PD-29

SF-10

C

Gene
Bundy
zero
lot line
request

PD-5

SF-10

S-3

S-5

GR

A

STATE ROADSIDE PARK

C

MF-15

SF-7

CBD

GR

GR

GR

SF-7

MF-15

MF-15

SF-7

SF-7

2FC

C

B

4



4° 57' 17"
34.58'
8.71'
73.36'

N 12° 33' 48" W
131.64'

N 13° 36' 14" W
97.63'

N 13° 12' W ~ 48.20'

N 23° 33' E - 51.20'

N 53° 03' E ~ 36.40'

N 21° 48' E ~ 46.00'

N 39° 33' E

EXISTING CHANNEL

DRAINAGE ESMT

20' ALLEY

20' ALLEY

EXISTING CHANNEL

CHANNEL ESMT

20' ALLEY

8

7

6

(A)

5

4

2

1

120'

132'

135'

135'

125'

90'

137.33'

20' BLDG. LINE

EXISTING 20' SEWER ESMT.

10' R.O.W. DEDICATION

$\Delta = 7^\circ 16' 57''$
 $R = 3770.00'$

$T = 239.91'$
 $L = 479.17'$

NO. 205

STATE

HIGHWAY

EXISTING 100' R.O.W.

5
22

BEING a tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, and the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being part of TRACTS 1, 2, 3 and 4, as recorded in Volume 40, Page 493, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the West line of State Highway No. 205, said point being the most Easterly Southeast corner of a 2.8 acre tract recorded in Slide A, page 106, a point for corner;

THENCE, S. 15° 42' E., along the West line of State Highway No. 205, a distance of 137.33 feet to the beginning of a curve to the right having a central angle of 7° 03' 16", a radius of 3770.00 feet, a point for corner;

THENCE, around said curve and along the West line of State Highway No. 205, a distance of 464.18 feet to a point for corner;

THENCE, leaving the said West line of State Highway No. 205, and along the top of creek bank the following;

N. 55° 28' 51" W., a distance of 49.52 feet, a point for corner;

N. 78° 53' 18" W., a distance of 46.85 feet, a point for corner;

N. 33° 00' 46" W., a distance of 75.52 feet, a point for corner;

N. 16° 36' 41" W., a distance of 48.37 feet, a point for corner;

N. 23° 33' 08" W., a distance of 47.62 feet, a point for corner;

N. 28° 49' 22" W., a distance of 32.25 feet, a point for corner;

N. 41° 57' 24" W., a distance of 19.61 feet, a point for corner;

N. 54° 23' 22" W., a distance of 30.31 feet, a point for corner;

N. 76° 35' 02" W., a distance of 17.84 feet to a point in the center line of a creek, a point for corner;

THENCE, along the center line of a creek the following;

N. 13° 36' 14" W., a distance of 97.63 feet to a point for corner;

N. 13° 12' W., a distance of 48.20 feet to a point for corner;

N. 23° 33' E., a distance of 51.20 feet to a point for corner;

N. 53° 03' E., a distance of 36.40 feet to a point for corner;

N. 21° 48' E., a distance of 46.00 feet to a point for corner;

N. 39° 33' E., a distance of 100.20 feet to the PLACE OF BEGINNING and containing 1.638 acres of land.

**MINUTES OF THE ROCKWALL CITY COUNCIL
AUGUST 17, 1992**

5 **Call to Order**

Mayor Frank Miller called the meeting to order with the following Councilmembers present: Jim Flinchum, Jack Pappa, Alma Williams, David Elkins, and George Hatfield. Pat Luby was not present.

10

Plaque Presentation to Outgoing Members of Boards and Commissions

Mayor Miller presented plaques of appreciation to Carl Mastronardi and Gary McKibben.

15

Consent Agenda

a) Approval of minutes of July 20, and August 3, 1992

20

b) Consider Approval of Ordinance 92-28 Amending the Sign Ordinance Regarding Allowable Size of Signs (2nd Reading)

5 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE 84-61, THE SIGN ORDINANCE OF THE CITY OF ROCKWALL BY AMENDING THE FOLLOWING SECTIONS: II.F.; PROVIDING FOR VARIANCES TO SIZE OF SIGNS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

30

c) Consider Approval of Ordinance 92-23 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, and 4, Lakeside Village (2nd Reading)

35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

40

d) Consider Approval of a Resolution Abandoning Rights to a Roadway off of Tubbs Road

45

Williams pulled item a) the minutes of August 3, and item c) regarding Lakeside Village for a separate vote. Flinchum pulled the minutes of July 20. Hatfield indicated he would abstain from voting on the July 20 minutes. Elkins made a motion to approve items b) and d). Pappa seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

50 Elkins made a motion to approve the minutes of July 20. Williams seconded the motion. The motion was voted on and passed with Hatfield and Flinchum abstaining.

Elkins made a motion to approve the minutes of August 3. Pappa seconded the motion. The motion was voted on and passed with Williams abstaining.

55 Elkins made a motion to approve 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 and 4, Lakeside Village. Flinchum seconded the motion. Couch read the caption. The motion was voted on and passed with Williams abstaining.

60 **Appointment with Tom Manskey of Rockwall Chamber of Commerce to Hear Quarterly Hotel/Motel Tax Report**

65 Tom Manskey, President of the Rockwall Chamber of Commerce, addressed the Council and outlined the Chamber of Commerce's quarterly hotel/motel tax report. Williams made a motion to accept the Chamber of Commerce's report. Hatfield seconded the motion. The motion was voted on and passed unanimously.

70 **Planning and Zoning Chairman's Report**

Nell Welborn, the Planning and Zoning Commission Chairman, addressed the Council and outlined the Commission's recommendations.

75 **PZ 92-29-Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Gene Burks for a Change in Zoning from "SF-10" Single Family Zoning Classification to Zero Lot Line Zoning Classification on a Tract of Land Located at SH-205 North of Darrin Drive (1st Reading) and Approval of a Preliminary Plat**

80 Couch outlined the applicant's request. She indicated that Mr. Burks had previously requested approval for a car wash on this site but since the request was denied he now requests approval for a change in zoning to zero lot line. Couch outlined the following recommended conditions from the Planning and Zoning Commission: 1) off street parking -- that a 20 foot paved alley be provided in the rear of the lots, 2) drainage - that a flood and drainage study be required prior to consideration of a final plat to determine what drainage improvements might be necessary, 3) Alamo extension - that prior to the submission of a final plat a determination of the alignment of Alamo be determined, and 4) that the plat be restricted to no driveway cuts onto SH 205 other than the alley cuts needed. Miller then opened the public hearing. Mr. Gene Burks, 603 Wooded Trail, addressed the Council and was available to answer questions. Jeff Liechty, 197 Darrin, addressed the Council and asked for clarification on Mr. Burks' request, and requested that the drainage issue be addressed. Miller closed the public hearing. Flinchum made a motion to approve an ordinance granting a request from Gene Burks for a change in zoning from "SF-10" Single Family zoning classification to Zero Lot Line zoning classification on a tract of land located at SH-205 north of Darrin Drive with the above stated conditions and approval of a preliminary plat. Elkins the seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

PZ 92-30-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Rockwall County for a Conditional Use Permit for a Building not Meeting the 90% Masonry Requirements Located at 108 Fannin (1st Reading)

0 Miller opened the public hearing. Mr. Brett Gilbert, Director of the Rockwall County Probation Department at 108 Fannin addressed the Council and explained his request. As there was no one else wishing to address the Council, Miller closed the public hearing. Flinchum made a motion to approve the request from Rockwall County for a conditional use permit for a building not meeting the 90% masonry requirements located at 108 Fannin. Williams seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

PZ 92-32-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Columbia Extrusion for a Conditional Use Permit for a Structure Exceeding the Permitted Height in "LI" Light Industrial Zoning District (1st Reading)

10 Miller opened the public hearing. Mr. Steve Burns of Columbia Extrusion addressed the Council and was available to answer questions. Miller closed the public hearing. Elkins made a motion to approve the request from Columbia Extrusion for a conditional use permit for a structure exceeding the permitted height in "LI" Light Industrial District. Hatfield seconded the motion. Couch read the caption. The motion was voted on and passed unanimously.

Appointment with Rockwall County Environmental Committee

15 The Rockwall County Environmental Committee was not present.

PZ 92-31-FP/SP Consider Approval of a Request from John Sparks for a Site Plan and Final Plat for Sparks Office Plaza on I-30

25 Couch outlined John Spark's request for approval of a site plan and final plat. Mr. John Sparks addressed the Council and was available to answer questions. Williams made a motion to approve the request from John Sparks for a site plan and final plat for Sparks Office Plaza on I-30. Pappa seconded the motion. The motion was voted on and passed unanimously.

PZ 92-33-FP/SP Consider Approval of a Request from Taco Bueno for a Site Plan and Replat of Braums Addition

30 Couch gave a brief history of the case and outlined the applicant's request. Mr. Gordon Pules 6662 Hill Briar in Dallas, and representing Braums, Inc. addressed the Council and requested that two driveway cuts be granted. Frank Bullock, a representative of Taco Bueno addressed the Commission and discussed the issue of curb cuts. After much discussion regarding curb cuts Elkins made a motion that the case be returned to the Planning and Zoning Commission for additional working with the owners and presenters and that the case be brought back to Council for reconsideration. Flinchum seconded the motion. The motion was voted on and passed unanimously.

ORDINANCE NO. 92-29

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "SF-10", SINGLE FAMILY-10 CLASSIFICATION TO "ZLL" ZERO LOT LINE CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Gene Burks from SF-10, Single Family, to ZLL, Zero Lot Line, for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give Zero Lot Line District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 8th day of September, 1992.

APPROVED:


Mayor

ATTEST:

BY Hilda Crangle

1st reading 8/17/92

2nd reading 9/8/92




CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on August 13, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, August 17, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from Gene Burks for a change in zoning from "SF-10" Single Family zoning classification to Zero Lot Line zoning classification on a 1.638 acre tract of land located at SH-205 north of Darrin Drive 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 92-29-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 _____

BEING a tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, and the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being part of TRACTS 1, 2, 3 and 4, as recorded in Volume 40, Page 493, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the West line of State Highway No. 205, said point being the most Easterly Southeast corner of a 2.8 acre tract recorded in Slide A, Page 106, a point for corner;

THENCE, S.15°42'E., along the West line of State Highway No. 205, a distance of 137.33 feet to the beginning of a curve to the right having a central angle of 7°03'16", a radius of 3770.00 feet, a point for corner;

THENCE, around said curve and along the West line of State Highway No. 205, a distance of 464.18 feet to a point for corner;

THENCE, leaving the said West line of State Highway No. 205, and along the top of creek bank the following;

N.55°28'51"W., a distance of 49.52 feet, a point for corner;

N.78°53'18"W., a distance of 46.85 feet, a point for corner;

N.33°00'46"W., a distance of 75.52 feet, a point for corner;

N.16°36'41"W., a distance of 48.37 feet, a point for corner;

N.23°33'08"W., a distance of 47.62 feet, a point for corner;

N.28°49'22"W., a distance of 32.25 feet, a point for corner;

N.41°57'24"W., a distance of 19.61 feet, a point for corner;

N.54°23'22"W., a distance of 30.31 feet, a point for corner;

N.76°35'02"W., a distance of 17.84 feet to a point in the center line of a creek, a point for corner;

THENCE, along the center line of a creek the following;

N.13°36'14"W., a distance of 97.63 feet to a point for corner;

N.13°12'W., a distance of 48.20 feet to a point for corner;

N.23°33'E., a distance of 51.20 feet to a point for corner;

N.53°03'E., a distance of 36.40 feet to a point for corner;

N.21°48'E., a distance of 46.00 feet to a point for corner;

N.39°33'E., a distance of 100.20 feet to the PLACE OF BEGINNING and containing 1.638 acres of land.

92-1-2

Notices on Zone Change
Green Banks

QHB Jones Survey

Tract 3

Mary E. Keller + Ronald + Melinda Kirkpatrick
1201 N. Goliad
Rockwall TX 75087

Tract 18

FDIC

c/o Real Estate Tax Services

10101 Southwest Fwy, Ste 610

Houston TX 77074

~~Tract 4~~

5

Tract 14

American Federal Bank
14001 North Dallas Parkway
2nd Floor Stamford Building
Dallas TX 75240

Green Valley add.

Lot 1

G.T. Price
1205 N. Goliad
Rockwall TX 75087

SS McCurry Survey

501 acres

Thomas State Properties, Inc
4757 Frank Luke
Addicks TX 75248

SS McCurny

Tract ~~30~~³¹ + 32

OH Scott

6713 Hwy 66

Rowle H, TX 75088

Harris Heights #4

1A, Blk E

Eugene Nelson

199 Darrin Drive

Rockwall

1B, Blk E

Jeffery ~~H~~ Liechty

197 Darrin Dr.

Rockwall

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PZ 92-29-Z Hold Public Hearing and Consider Approval of a Request from Gene Burks for a Change in Zoning from SF-10, Single Family Zoning Classification to Zero Lot Line Zoning Classification on a Tract of Land Located on SH-205 North of Darrin Drive and Approval of a Preliminary Plat

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Couch outlined the applicant's request. Welborn opened the public hearing. Gene Burks, the applicant addressed the Commission and outlined his request. J. T Price, 1203 Goliad addressed the Commission and expressed his support of Mr. Burks' request. Welborn closed the public hearing. After some discussion, Greenwalt made a motion to recommend approval of the request from Gene Burks for a change in zoning from SF-10, single family zoning classification to zero lot line zoning classification on a tract of land located on SH-205 north of Darrin Drive and approval of a preliminary plat with the following conditions: 1) that a flood and drainage study be prepared by the developer and submitted to and approved by the City Engineer, 2) to restrict

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the drive cuts to the two alley cuts shown on the preliminary plat, 3) that the alley be 20 feet in width, and 4) that it be subject to final determination of alignment of the Alamo extension. Morgan seconded the motion. The motion was voted on and passed with Friend abstaining.