

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P2-92-45-2 Filing Fee \$135.00 Date 10/28/92

Applicant ALERN WANG / G.C. REP OF Phone 214-771-2867

Mailing Address: 3701 SADDLE HEAD
PLANO, TEXAS 75075

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.)

WE REQUEST A 50% VS 75% VOLUME OF MINIMUM BRICK ON THE HOMES OF THE TURTLE COVE SUB-DIVISION DUE TO THE EXCESSIVE PRICES IN BRICK ITSELF PLUS THE DIFFICULTY IN LOCATING LAYERS. OUR HOMES WILL NOT REDUCE IN QUALITY BY THIS MODE. SIDING WILL BE EXCELLANT

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

_____ District Classification to

_____ 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 Alern Wang

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.

NOVEMBER 9, 1992

To: City of Rockwall
205 West Rusk
Rockwall, Texas 75087-3783

From: Lakeview Custom Homes
700 Turtle Cove Blvd.
Rockwall, Texas 75087

To Whom This May Concern:

After further consideration on the part of Lakeview Custom Homes, we wish to withdraw our request for a minimum brick reduction request on additional homes to be built on our property.

Our initial meeting was to take place on 11-12-92 at 7:00 p.m. thus we asked to be dropped from the agenda.

Respectfully Yours

Allen Wang
Agent for D.C. T. Investments
AKA Lakeview Custom Homes
C.C. File.






CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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City Secretary

Case No. PZ 92-45-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 _____

WHEREAS, DCT INVESTMENTS, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the northwesterly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block D of said Turtle Cove Addition;

THENCE departing the northwesterly right-of-way line of said Lexington Drive NORTH 43°00'28" WEST a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northwesterly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

NORTH 46°59'32" EAST a distance of 296.14 feet to a 5/8 inch iron rod set for corner;

SOUTH 73°03'40" EAST a distance of 124.22 feet to a 5/8 inch iron rod set for corner;

NORTH 40°23'42" EAST a distance of 79.43 feet to a 5/8 inch iron rod set for corner;

NORTH 19°14'18" WEST a distance of 315.36 feet to a 5/8 inch iron rod set for corner;

NORTH 18°36'27" EAST a distance of 146.82 feet to a 5/8 inch iron rod set for corner;

NORTH 62°24'37" EAST a distance of 377.56 feet to a 5/8 inch iron rod set for corner;

NORTH 46°01'56" EAST a distance of 235.06 feet to a 5/8 inch iron rod set for corner;

SOUTH 28°45'43" EAST a distance of 269.65 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

THENCE departing the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard SOUTH 72°10'50" WEST a distance of 126.12 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of Turtle Cove Boulevard (a 50 feet wide right-of-way at this point) and being located in a curve to the left having a radius of 60.00 feet, a chord bearing of South 88°44'48" West and a chord length of 34.21 feet;

THENCE along the northerly and westerly right-of-way lines of said Turtle Cove Boulevard as follows:

Continuing along said curve to the left through a central angle of 33°07'57" for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 72°10'50" WEST a distance of 360.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;

Continuing along said curve to the left through a central angle of 91°25'21" for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 19°14'18" EAST a distance of 241.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;

Continuing along said curve to the right through a central angle of 40°24'32" for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 20°40'29" WEST a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northwesterly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

THENCE along the northwesterly right-of-way line of said Lexington Drive as follows:

Continuing along said curve to the left through a central angle of 16°00'00" for an arc length of 47.47 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 701.38 feet, a chord bearing of South 78°05'03" West and a chord length of 60.61 feet;

Continuing along said compound curve to the left through a central angle of 04°57'10" for an arc length of 60.63 feet to a 5/8 inch iron rod set for the end of said curve;

NORTH 73°03'40" WEST a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76°57'56" West and a chord length of 19.98 feet;

Continuing along said curve to the left through a central angle of 59°56'48" for an arc length of 20.93 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 46°59'32" WEST a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21°46'58" West and a chord length of 17.04 feet;

Continuing along said curve to the left through a central angle of 50°25'08" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;

Continuing along said curve to the right through a central angle of 61°55'53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;

Continuing along said reverse curve to the left through a central angle of 07°35'58" for an arc length of 93.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.453 acres or 193,983 square feet of land, more or less.

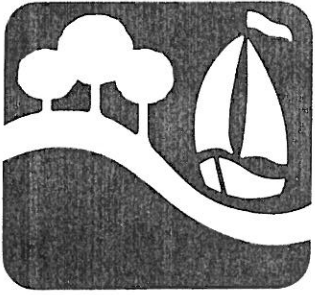
PLANNING & ZONING

Turtle Cove PD-2

1. Linda Greenburg
2119 Turtle Cove Blvd.
Rockwall, Texas 75087
2. Kenneth Daulong
2132 Turtle Cove Blvd.
Rockwall, Texas 75087
3. Kwang Liu
2130 Turtle Cove Blvd.
Rockwall, Texas 75087
4. Ricky Smith
2122 Turtle Cove Blvd.
Rockwall, Texas 75087
5. Timothy Adkins
2002 Lakeshore Dr.
Rockwall, Texas 75087
6. Mal Braun
1944 Lakeshore Dr.
Rockwall, Texas 75087
7. John Wright, Jr.
1942 Lakeshore Dr.
Rockwall, Texas 75087
8. Billie Bell
P. O. Box 682
Rockwall, Texas 75087
9. Eldon Farek
1936 Lakeshore Dr.
Rockwall, Texas 75087
10. James Terrell
1934 Lakeshore Dr.
Rockwall, Texas 75087
11. Guy Gosh
1932 Lakeshore Dr.
Rockwall, Texas 75087
12. Norman Ray, Jr.
1930 Lakeshore Dr.
Rockwall, Texas 75087
13. William Botts
1928 Lakeshore Dr.
Rockwall, Texas 75087
14. Richard McCrillis
1926 Lakeshore Dr.
Rockwall, Texas 75087
15. Albert Luiz
1924 Lakeshore Dr.
Rockwall, Texas 75087
16. Stuart Bowen
1922 Lakeshore Dr.
Rockwall, Texas 75087
17. Rocky Faulkner
1920 Lakeshore Dr.
Rockwall, Texas 75087
18. Leo Evans
1918 Lakeshore Dr.
Rockwall, Texas 75087
19. June Seibert
1916 Lakeshore Dr.
Rockwall, Texas 75087
20. Edwin Frazier
1914 Lakeshore Dr.
Rockwall, Texas 75087
21. Gerald Kinman
1902 Lakeshore Dr.
Rockwall, Texas 75087
22. Alan Bates
1911 Lakeshore Dr.
Rockwall, Texas 75087
23. Billie Edgington
1925 Lakeshore Dr.
Rockwall, Texas 75087
24. James Ward
211 Lakehill
Rockwall, Texas 75087

(OVER)

25. A. B. Morrow
1915 Lakeshore Dr.
Rockwall, Texas 75087
26. Leslie Gray
1913 Lakeshore Dr.
Rockwall, Texas 75087
27. Cecil Unruh
P. O. Box 1477
Rockwall, Texas 75087
28. Kenneth English
Plaza of the Americas #340
700 N. Pearl LB 342
Dallas, Texas 75201
29. Ward Hudspeth
P. O. Box 934
Rockwall, Texas 75087
30. Frances Eason
#7 East Shore Road
Rockwall, Texas 75087
31. James Reese
303 Dartbrook
Rockwall, Texas 75087
32. RTC
c/o Financial Resource Mgmt.
1201 Main St., #1350
Dallas, Texas 75202
33. Daniel Keenan
3002 Preston Trail
Rockwall, Tx. 75087
34. Home Savings of America
5151 Beltline Road
Dallas, Texas 75240
35. Kim Allen
2906 Preston Trail
Rockwall, Tx. 75087
36. Jacques Kiere
2904 Preston Tr.
Rockwall, Tx. 75087
37. Lynn Norton
2902 Starboard Dr.
Rockwall, Tx. 75087
38. Jerry Martin
2906 Starboard Dr.
Rockwall, Tx. 75087
39. Michael Pilotti
2908 Starboard Dr.
Rockwall, Tx. 75087
40. Richard Basinger
2910 Starboard Dr.
Rockwall, Tx. 75087
41. Arlen Nemec
2912 Starboard Dr.
Rockwall, Tx. 75087
42. Charles Williams
2914 Starboard Dr.
Rockwall, Tx. 75087
43. Richard Fox
2916 Starboard Dr.
Rockwall, Tx. 75087
44. Robert Morgan
10950 Wood Meadow Parkway, #387
Dallas, Tx. 75228-8539
45. Keith Thompson
2920 Starboard Dr.
Rockwall, Tx. 75087
46. John Clamon
3004 Bayside Dr.
Rockwall, Tx. 75087
47. Leroy Holt
3002 Bayside Dr.
Rockwall, Tx. 75087
48. Mildred Palmer
3001 Bayside Dr.
Rockwall, Tx. 75087
49. Randy Young
3001 Harbor Dr.
Rockwall, Tx. 75087
50. Timothy Feaster
3002 Lakeside Dr.
Rockwall, Tx. 75087



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Hilda Crangle
City Secretary

Case No. PZ 92-45-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 can find nothing on the reverse of this notice which*
2. *explains the proposed changes*
- 3.

Signature John W. Hight
Address 11-7-92

WHEREAS, DCT INVESTMENTS, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the northwesterly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block D of said Turtle Cove Addition;

THENCE departing the northwesterly right-of-way line of said Lexington Drive NORTH 43°00'28" WEST a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northwesterly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

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Hilda Crangle
City Secretary

Case No. PZ 92-45-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. IF MY PROPERTY MUST COMPLY WITH REQUIREMENTS WHY SHOULDN'T THESE.
2. LOWER STANDARDS FOR THIS DEVELOPEMENT AND YOU WILL BEGIN LOWERING STANDARDS FOR ALL OF ROCKWALL
- 3.

Signature *Jamie Howard*
Address 211 LAKEHILL

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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 _____

1. Do not see and damage to my land.
- 2.
- 3.

Signature James W. Lee
Address 303 Dartbrook Dr.

WHEREAS, DCT INVESTMENTS, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the northwesterly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block D of said Turtle Cove Addition;

THENCE departing the northwesterly right-of-way line of said Lexington Drive NORTH 43°00'28" WEST a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northwesterly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

NORTH 46°59'32" EAST a distance of 296.14 feet to a 5/8 inch iron rod set for corner;

SOUTH 73°03'40" EAST a distance of 124.22 feet to a 5/8 inch iron rod set for corner;

NORTH 40°23'42" EAST a distance of 79.43 feet to a 5/8 inch iron rod set for corner;

NORTH 19°14'18" WEST a distance of 315.36 feet to a 5/8 inch iron rod set for corner;

NORTH 18°36'27" EAST a distance of 146.82 feet to a 5/8 inch iron rod set for corner;

NORTH 62°24'37" EAST a distance of 377.56 feet to a 5/8 inch iron rod set for corner;

NORTH 46°01'56" EAST a distance of 235.06 feet to a 5/8 inch iron rod set for corner;

SOUTH 28°45'43" EAST a distance of 269.65 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

THENCE departing the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard SOUTH 72°10'50" WEST a distance of 126.12 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of Turtle Cove Boulevard (a 50 feet wide right-of-way at this point) and being located in a curve to the left having a radius of 60.00 feet, a chord bearing of South 88°44'48" West and a chord length of 34.21 feet;

THENCE along the northerly and westerly right-of-way lines of said Turtle Cove Boulevard as follows:

Continuing along said curve to the left through a central angle of 33°07'57" for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 72°10'50" WEST a distance of 360.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;

Continuing along said curve to the left through a central angle of 91°25'21" for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 19°14'18" EAST a distance of 241.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;

Continuing along said curve to the right through a central angle of 40°24'32" for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 20°40'29" WEST a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northwesterly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

THENCE along the northwesterly right-of-way line of said Lexington Drive as follows:

Continuing along said curve to the left through a central angle of 16°00'00" for an arc length of 47.47 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 701.38 feet, a chord bearing of South 78°05'03" West and a chord length of 60.61 feet;

Continuing along said compound curve to the left through a central angle of 04°57'10" for an arc length of 60.63 feet to a 5/8 inch iron rod set for the end of said curve;

NORTH 73°03'40" WEST a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76°57'56" West and a chord length of 19.98 feet;

Continuing along said curve to the left through a central angle of 59°56'48" for an arc length of 20.93 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 46°59'32" WEST a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21°46'58" West and a chord length of 17.04 feet;

Continuing along said curve to the left through a central angle of 50°25'08" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;

Continuing along said curve to the right through a central angle of 61°55'53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;

Continuing along said reverse curve to the left through a central angle of 07°35'58" for an arc length of 93.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.453 acres or 193,983 square feet of land, more or less.

3. A request from D.C.T. Investments for an amendment to PD-

2, Turtle Cove, for a change in the exterior masonry construction requirements for the Turtle Cove development, further described as follows:

WHEREAS, DCT INVESTMENTS, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an additon to the City of Rockwall according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the northwesterly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block D of said Turtle Cove Addition;

THENCE: departing the northwesterly right-of-way line of said Lexington Drive NORTH 43 degrees 00' 28" WEST a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the norhtwesterly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: along the northwesterly line of said Turtle Cove Additon and the City of Dallas Take Line for Lake Ray Hubbard as follows:

NORTH 46 degrees 59' 32" EAST a distance of 296.14 feet to a 5/8 inch iron rod set for corner;
SOUTH 73 degrees 03' 40" EAST a distance of 124.22 feet to a 5/8 inch rod set for corner;
NORTH 40 degrees 23' 42"

end of said curve;

NORTH 73 degrees 03' 40" WEST a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76 degrees 57' 56" West and a chord length of 19.98 feet;

Continuing along said curve to the left through a central angle of 59 degrees 56' 48" for an arc length of 20.93 feet to a 5/8 inch iron rod set for the point of tangency;

SOUTH 46 degrees 59' 32" WEST a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21 degrees 46' 58" West and a chord length of 17.04 feet;

Continuing along said curve to the left through a central angle of 50 degrees 25' 08" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27 degrees 32' 20" West and a chord length of 20.58 feet;

Continuing along said curve to the right through a central angle of 61 degrees 55' 53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54 degrees 42' 21" West and a chord length of 92.96 feet;

Continuing along said reverse curve to the left through a central angle of 07 degrees 35' 58" for an arc length of 93.03 feet to the POINT OF BEGINNING;
CONTAINING within these metes and bounds 4.453 acres or 193,983 feet of land, more or less.

All interested persons are encouraged to attend.