

APPLICATION AND FINAL PLAT CHECKLIST

Date 4-22-93

Name of Proposed Development The Shores Park & School Site

Name of Developer The Shores Country Club, Inc.

Address 2600 Champion Drive, Rockwall, Texas 75087 Phone 771-5821

Owner of Record Same

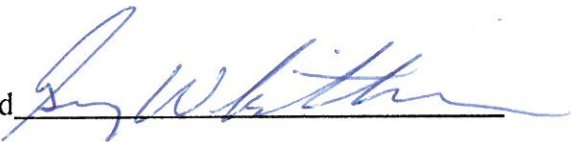
Address Same Phone Same

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address 2331 Gus Thomasson, Suite 102, Dallas, Texas 75228 Phone 328-8133

Total Acreage 13.4000 Current Zoning PD3

Number of Lots/Units 2

Signed 

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

<u>Provided of</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>
<u> / </u>	<u> </u>

1. Title or name of development, written and graphic scale, north point, date of plat and key map

2. Location of the development by City, County and State.

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within an adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit along with plat a calculation sheet indicating the area of each lot

21. Attach copy of any proposed deed restrictions for proposed subdivision

Taken by: _____

Date: 4/22/93

Receipt No.: 027804

File No.: 93-17-FP/2

Fee: \$ 366.00

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P293-17-PP Filing Fee 366.00 Date 4-23-93

Applicant The Shores Country Club, Inc. Phone 771-5821

Mailing Address: 2600 Champion Drive
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

PD-3 District Classification to

PD-3 Revised - Change in Prel. Plan 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  _____

*Dancer
has to sign*

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

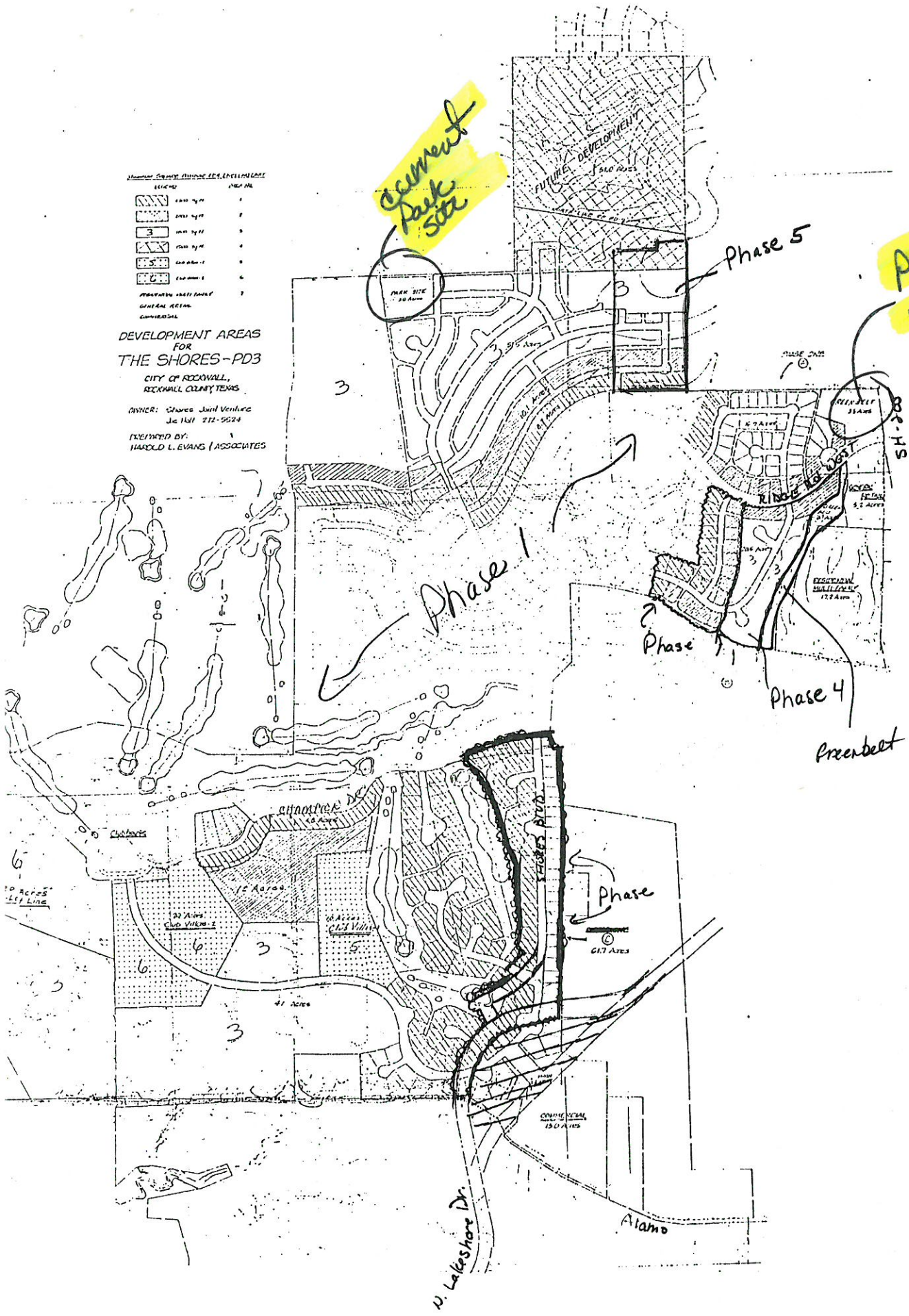
If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

SYMBOL	DESCRIPTION	AREA
[Hatched]	Phase 1	1
[Dotted]	Phase 2	2
[Solid]	Phase 3	3
[Diagonal Lines]	Phase 4	4
[Cross-hatched]	Phase 5	5
[Stippled]	Phase 6	6
[Blank]	Phase 7	7

DEVELOPMENT AREAS FOR THE SHORES-PD3
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 OWNER: Shores Joint Venture
 Jc 11/1 212-9524
 PREPARED BY: HAROLD L. EVANS / ASSOCIATES

Cement Park site

Proposed Park Site



U. Lakeshore Dr

Alamo

Greenbelt

Phase 1

Phase 2

Phase 5

Phase 4

Phase

PHASE 5

10 Acres 151 Line

12 Acres

10 Acres

30 Acres

41 Acres

617 Acres

130 Acres

30 Acres

3.2 Acres

122 Acres

FUTURE DEVELOPMENT

PHASE 5

12 Acres

3 Acres

3 Acres

12 Acres

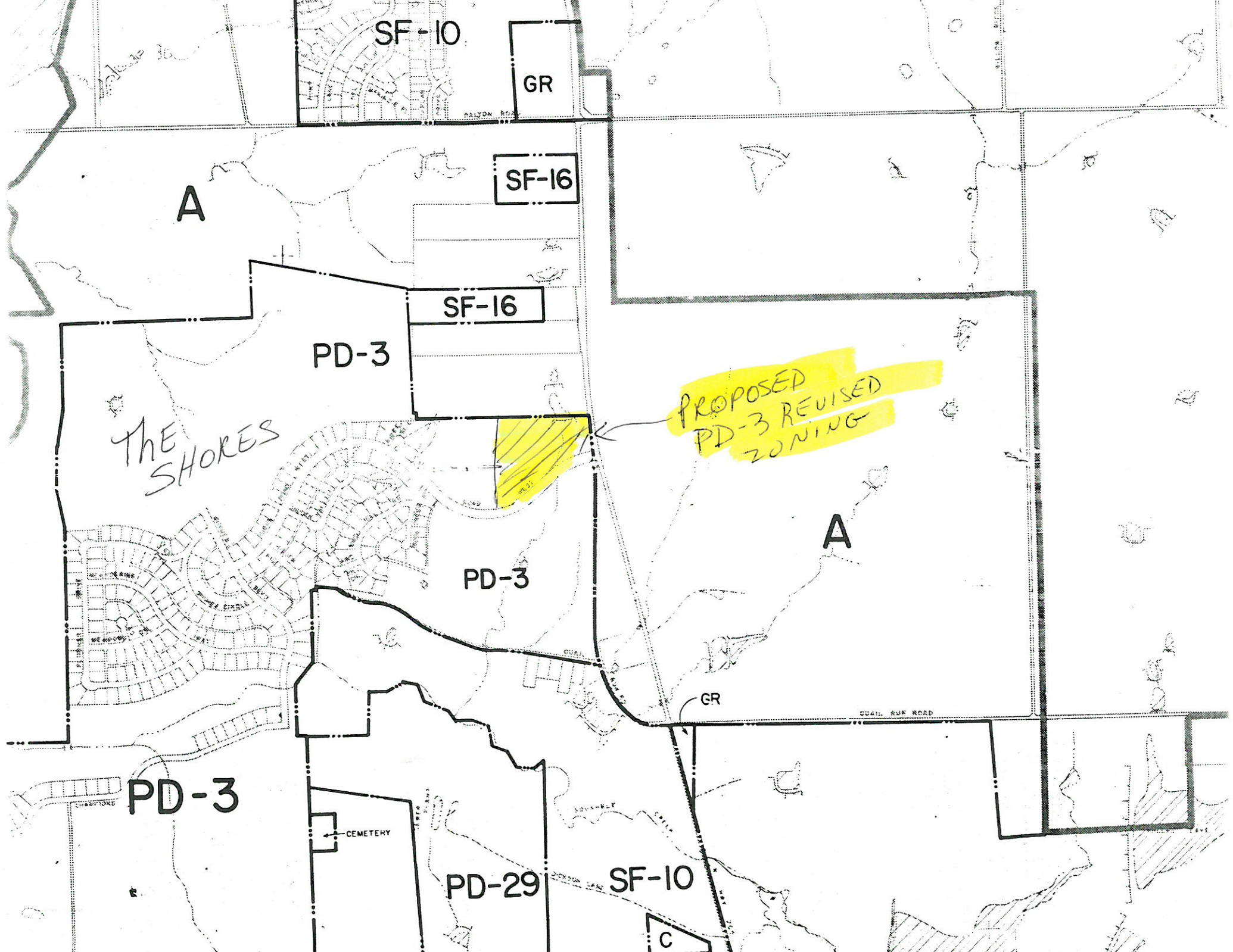
12 Acres

12 Acres

12 Acres

12 Acres

12 Acres



SF-10

GR

SF-16

A

SF-16

PD-3

The Shores

PROPOSED PD-3 REVISED ZONING

A

PD-3

GR

SUN ROAD

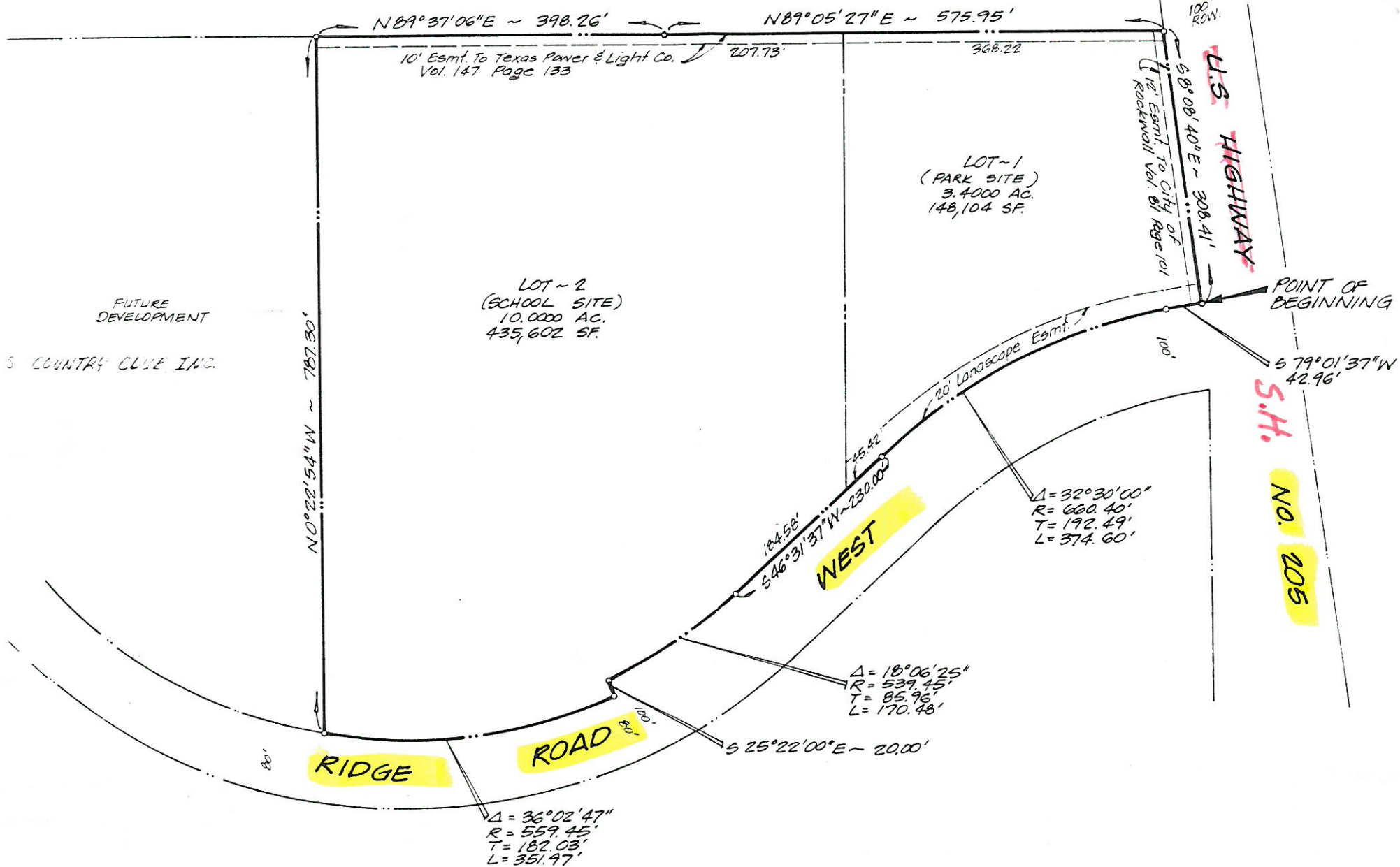
PD-3

CEMETERY

PD-29

SF-10

C





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

(214) 771-7700

Cash Receipt

Name The Shores Date 4

Mailing Address _____

Job Address _____ Permit No. _____

Check

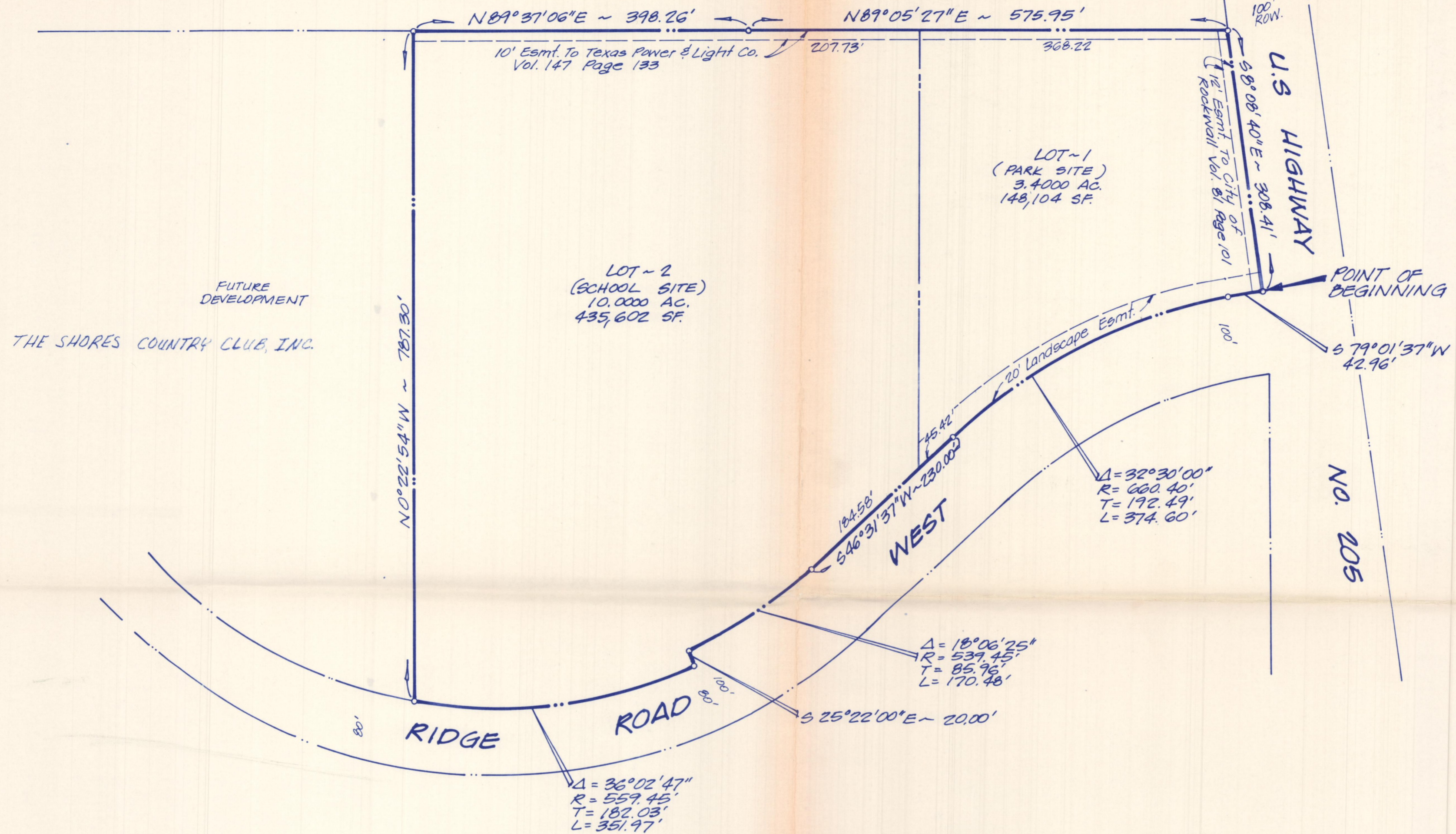
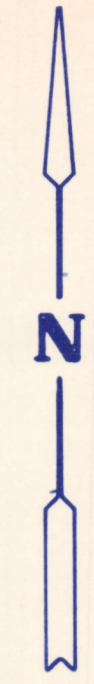
Cash

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	234 00	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412	132 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 366.00

Received by X



1/2

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 100'	4-18-93	92140

THE SHORES SCHOOL & PARK SITE
SAMUELL KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
THE SHORES COUNTRY CLUB, INC. ~ OWNER
 2600 CHAMPION DR. ROCKWALL, TX. 771-5821

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TEXAS

WHEREAS The Shores Country Club Inc. is the owner of a tract of land situated in the Samuel King Survey, Abstract 131, Rockwall County, Texas, and being a part of that 20.341 acre tract of land described as Tract I, in Deed to the Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the West line of SH-205, a 100 foot right-of-way, with the Northerly line of Ridge Road West, a 100 foot right-of-way;

THENCE: Along the Northerly lines of Ridge Road West as follows: South 79 degrees 01' 37" West a distance of 42.96 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 32 degrees 30' 00", a radius of 660.40 feet, and a chord that bears South 62 degrees 46' 37" West a distance of 369.60 feet; Along said curve an arc distance of 374.60 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve; South 46 degrees 31' 37" West a distance of 230.00 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 18 degrees 06' 25", a radius of 539.45 feet, and a chord that bears South 55 degrees 34' 50" West a distance of 169.77 feet; Along said curve an arc distance of 170.48 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve South 25 degrees 22' 00" East radial to the previously described curve a distance of 20.00 feet to a 1/2" iron rod found for a corner, at which point Ridge Road West becomes an 80 foot right-of-way, said iron rod being at the beginning of a curve to the right having a central angle of 36 degrees 02' 47", a radius of 559.45 feet, and a chord that bears South 82 degrees 39' 26" West a distance of 346.19 feet; Along said curve an arc distance of 351.97 feet to a 1/2" iron rod found for a corner;

THENCE: North 0 degrees 22' 54" West a distance of 787.30 feet leaving said Northerly line to a 1/2" iron rod found for a corner on the North line of said 20.341 acre tract;
THENCE: North 89 degrees 37' 06" East a distance of 398.26 feet with said North line to a 1/2" iron rod found for a corner;
THENCE: North 89 degrees 05' 27" East a distance of 575.95 feet continuing with said North line to a 1/2" iron rod found for a corner on the West line of said SH-205;
THENCE: South 8 degrees 08' 40" East a distance of 308.41 feet with said West line to the Point of Beginning and containing 13.4000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT The Shores Country Club, Inc. is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as The Shores Park and School Site, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction maintenance, or efficiency of their respective system on any of these easements strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this the ____ day of _____, 1993.

THE SHORES COUNTRY CLUB, INC.
BY _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1993,
by: _____

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner mounments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1993, by Harold L. Evans.

Notary Public _____

RECOMMENDED FOR FINAL APPROVAL

DATE: _____
APPROVED _____
DATE: _____ Chairman, Planning & Zoning
Commission _____

I hereby certify that the above and foregoing plat of The Shores Phase Four, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1993.

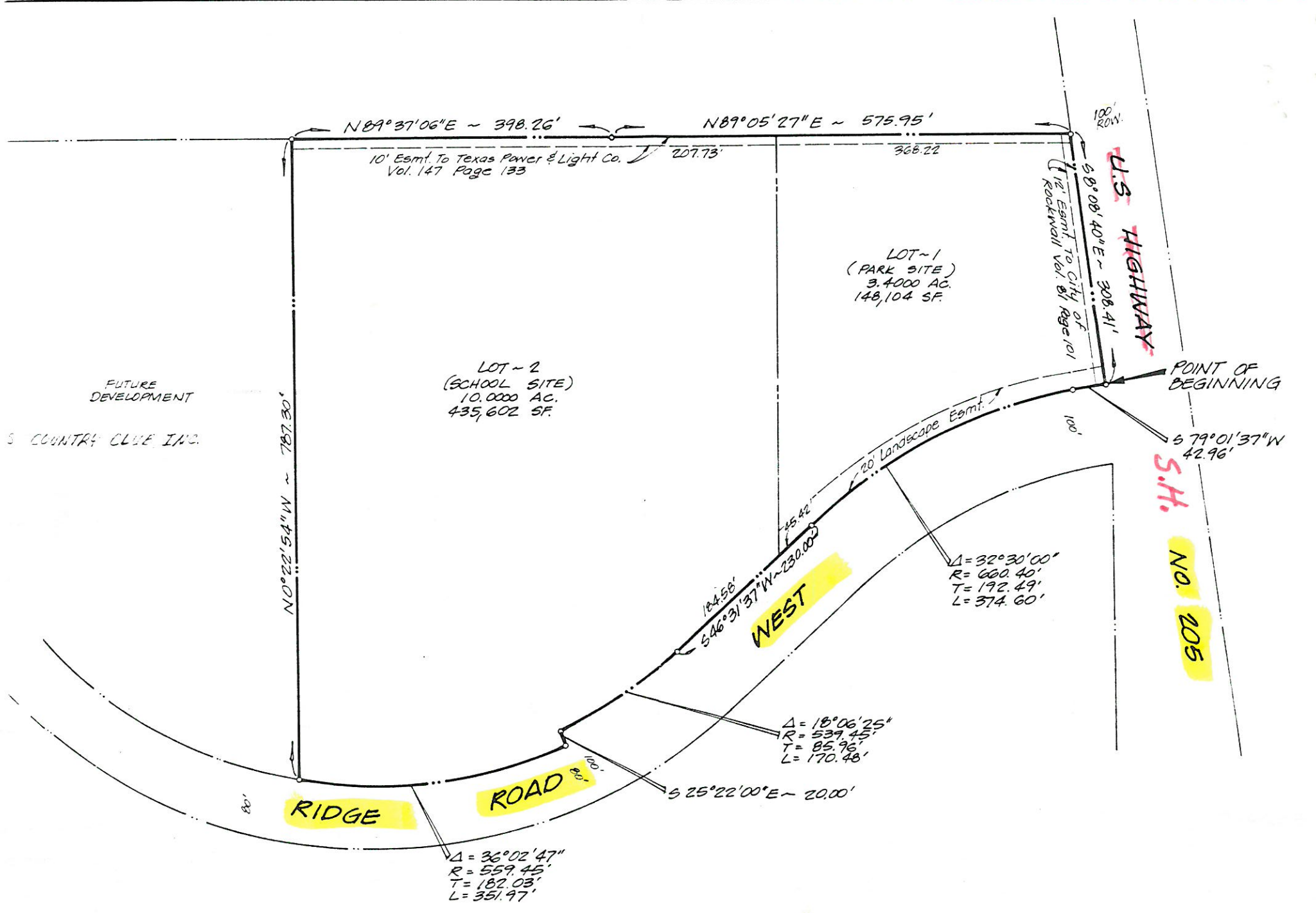
Mayor, City of Rockwall _____ City Secretary, City of Rockwall _____

2/2

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	4-18-93	

THE SHORES SCHOOL & PARK & SITE
SAMUELL KING SURVEY, ABSTRACT NO. 131
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 THE SHORES COUNTRY CLUB, INC. ~ OWNER
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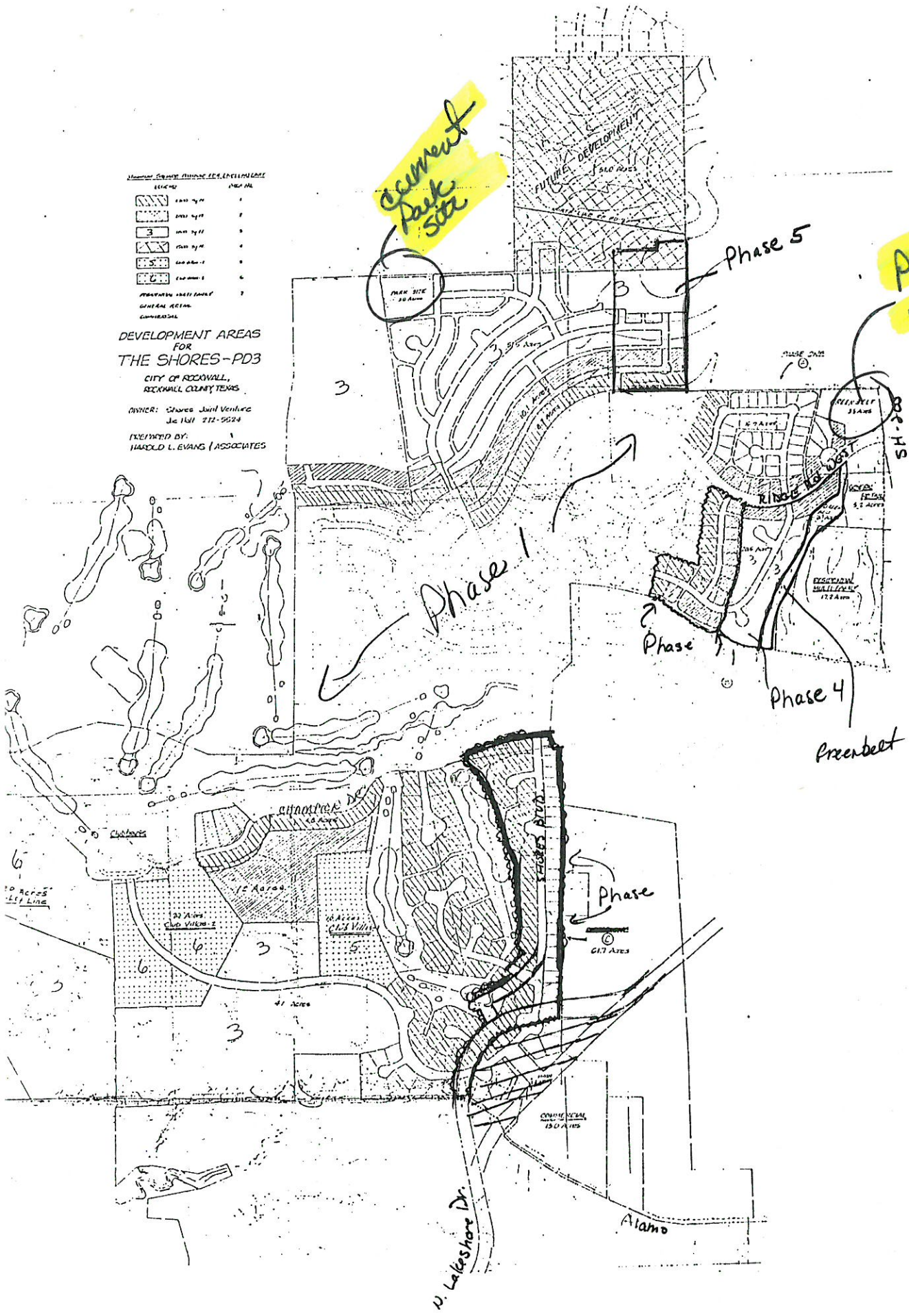


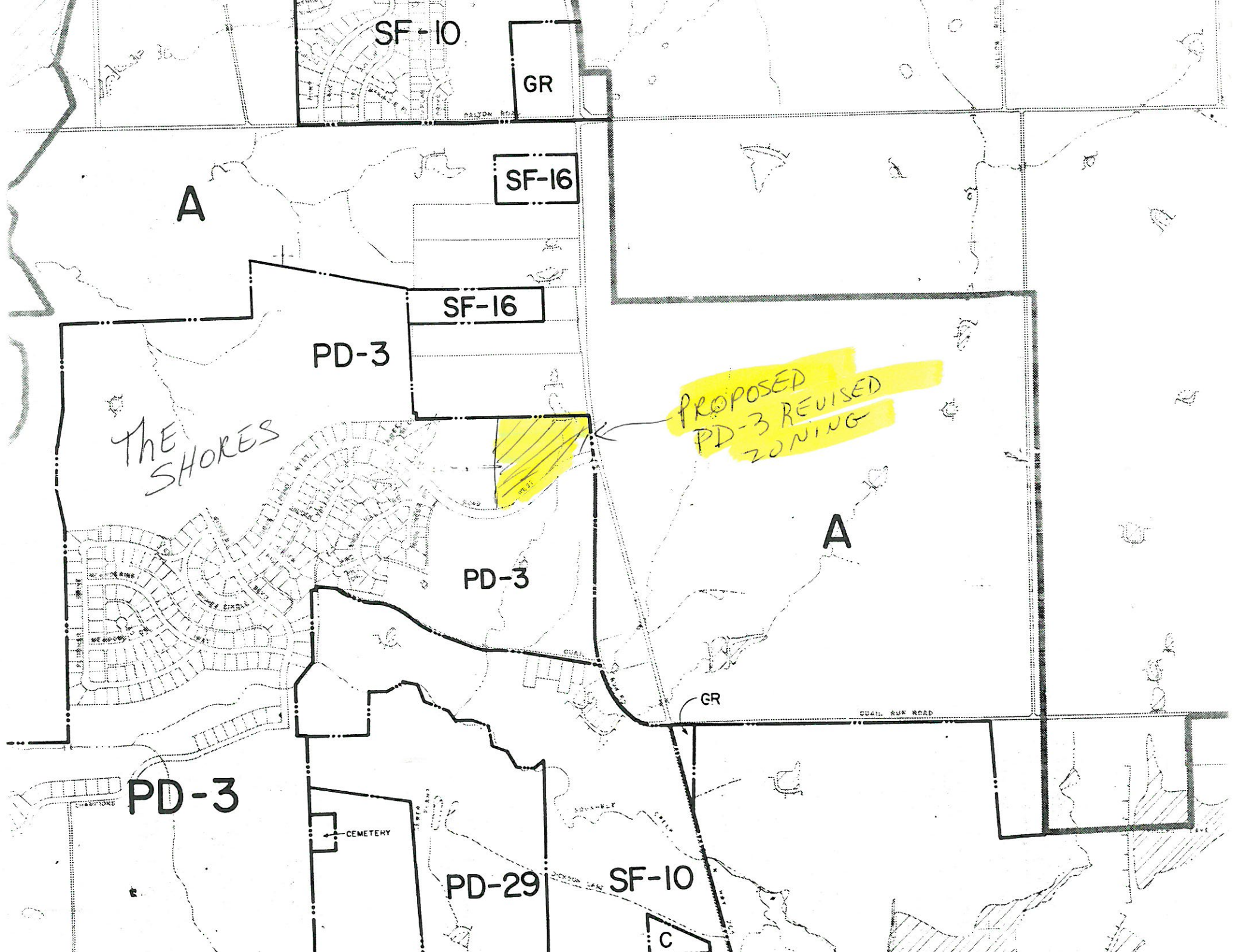
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DEVELOPMENT AREAS FOR THE SHORES-PD3
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 OWNER: Shores Joint Venture
 Jc 11/1 212-9524
 PREPARED BY: HAROLD L. EVANS / ASSOCIATES

Cement Park Site

Proposed Park Site





SF-10

GR

SF-16

A

SF-16

PD-3

The Shores

PROPOSED PD-3 REVISED ZONING

A

PD-3

GR

SUN ROAD

PD-3

CEMETERY

PD-29

SF-10

C



April 28, 1993

Julie Couch
City of Rockwall
Rockwall, Texas 75087

Dear Julie,

The Shores is asking that consideration by all involved be given to a proposal to use as a permanent neighbor park location the north corner of our property at the intersection of Highway 205 and Ridge Road West. This site along with a proposal for an elementary school site immediately adjacent to the park site would blend into a very attractive and convenient recreational and educational complex.

Our arrangement with the school would provide for effective fencing of this park site to shield it from Highway 205. Obviously, we feel that this location would be an enhancement to the community.

During that time before construction of the permanent park site, The Shores would offer for temporary use as park land one of several previously identified locations within the Development.

This current request does call for agreement to move from a previously considered permanent park location to this newly requested site.

Regards,

D. K. Kunkel
General Manager

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 13, 1993

Agenda No: III. A.

Agenda Item: P&Z-93-17-Z/FP - Hold Public Hearing to Consider Recommending approval of a Request from the Shores Country Club, Inc. for a Change in Zoning from "PD-3" Planned Development Classification to "PD-3" Revised Zoning Classification to Reflect a Change in the Preliminary Plan to Include a School/Park Site Located Along Ridge Road and Approval of a Final Plat

Item Generated By: Applicant, Shores Country Club, Inc.

Action Needed: Hold public hearing and take any necessary action. The Commission does need to either approve or deny the proposed plat.

Background Information:

We have received a request for approval of a proposed school/park site to be located along the north side of Ridge Road West and SH-205. The applicant has a contract with the school district to purchase 10 acres in this location subject to the City approving a park site to be located adjacent to the school site. The proposed park site contains 3.4 acres and is located adjacent to SH-205. The park site is currently vacant, contains numerous large trees, and an existing parking lot that served the former sales office. There is also a drainway that traverses the western portion of the site. Our comments regarding the request are as follows:

School Site - The proposed school location is on a designated collector street which is designed to accommodate the type of traffic that would be generated by the school. While our zoning ordinance provides that school sites must be approved specifically in a residential area, the purpose of the approval is generally to permit the City to review the access, the site layout, and other site development issues. The City has limited ability to absolutely deny the use of a school. Our only recommendation regarding the school site is that the approval should include a condition that a site plan be submitted to the Commission and City Council prior to the issuance of a building permit.

Park Site - This particular location was submitted for a consideration as a park site several years ago by the previous owner. That proposal, which was not associated with a school site was not approved by the City Council. At that time a park site had already been approved for the Shores, to be located to the north of Phase One as shown on the attached preliminary plan for the Shores. The owner at that time was not proposing to trade sites, but offered this as an additional site. This site, which is required under the City's mandatory parkland dedication ordinance, is still some years away from development. The current application from the owner is to relocate the required park site from its current location to this location adjacent to the school. One advantage to relocating the park site would be the immediate accessibility to a permanent park site for current residents. One disadvantage, which was an issue when this matter was proposed the first time is the proximity to SH-205. It is our understanding that a condition was placed in the contract with the school that a fence would be built along 205. If site is accepted the fence should be constructed prior to the City accepting the property as a park site.

It is also our understanding from the School Superintendent, Wayne Bingham, that if the park site is not accepted by the City, the RISD will not purchase this property for a school site.

The Park Board has reviewed this proposal and has recommended against replacing the required park site with this location.

Plat - If the zoning is approved for the school and the park site the plat needs to be approved or denied. We would recommend that there be a dedication of 10 feet of ROW along 205. The plat shows a 20 ft. landscape easement along Ridge Road West. The developer has included this to ensure a 20 ft setback for any improvements that might be placed in the park. While we would not plan to place equipment in this area we would like to maintain the flexibility on the use of the property. We would want that deleted from the plat.

Attachments: -

1. Approved Concept Plan
2. Location Map
3. Plat
4. Responses

Agenda Item: Shores Revision School/Park Site

Item No: III. A.

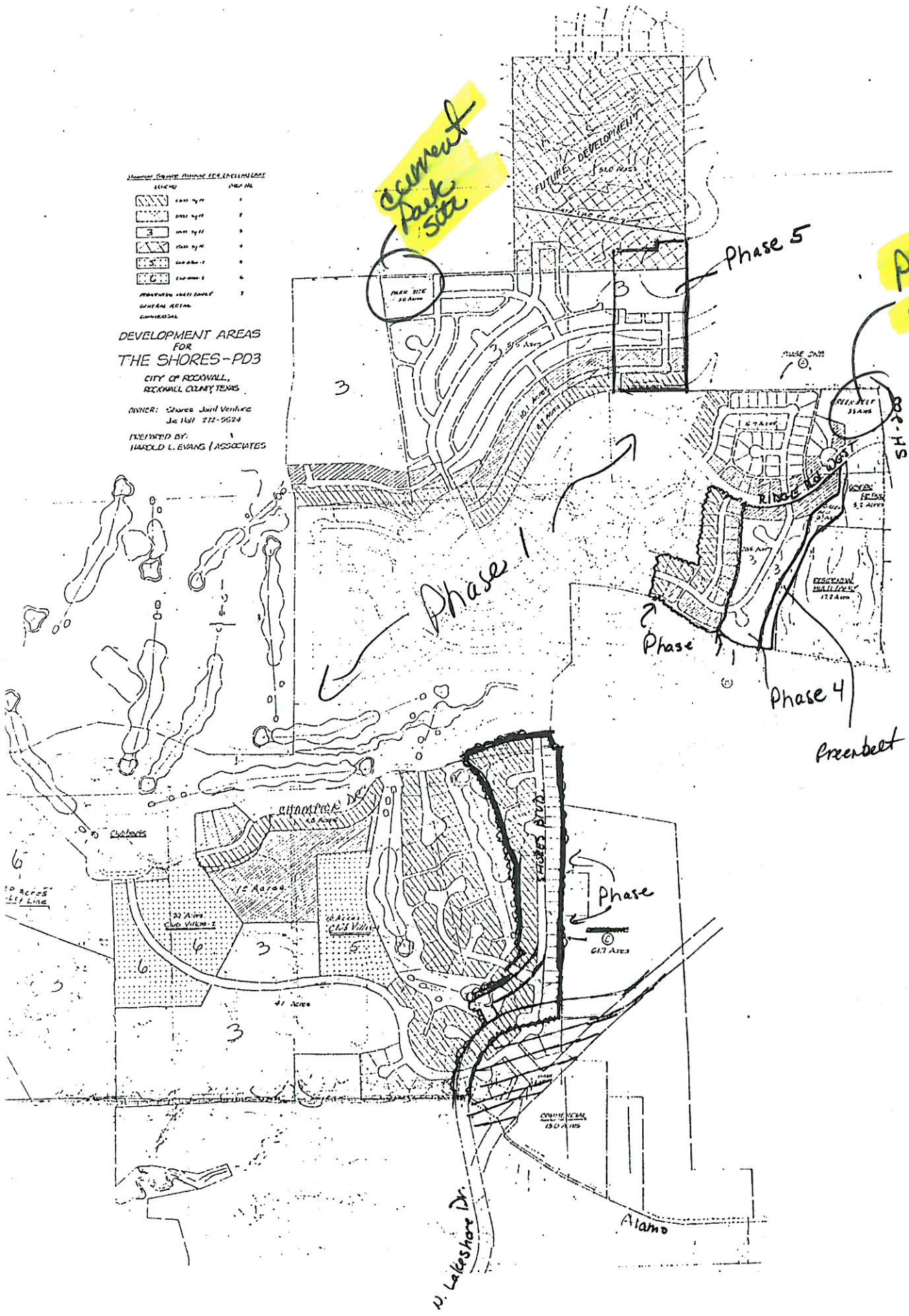
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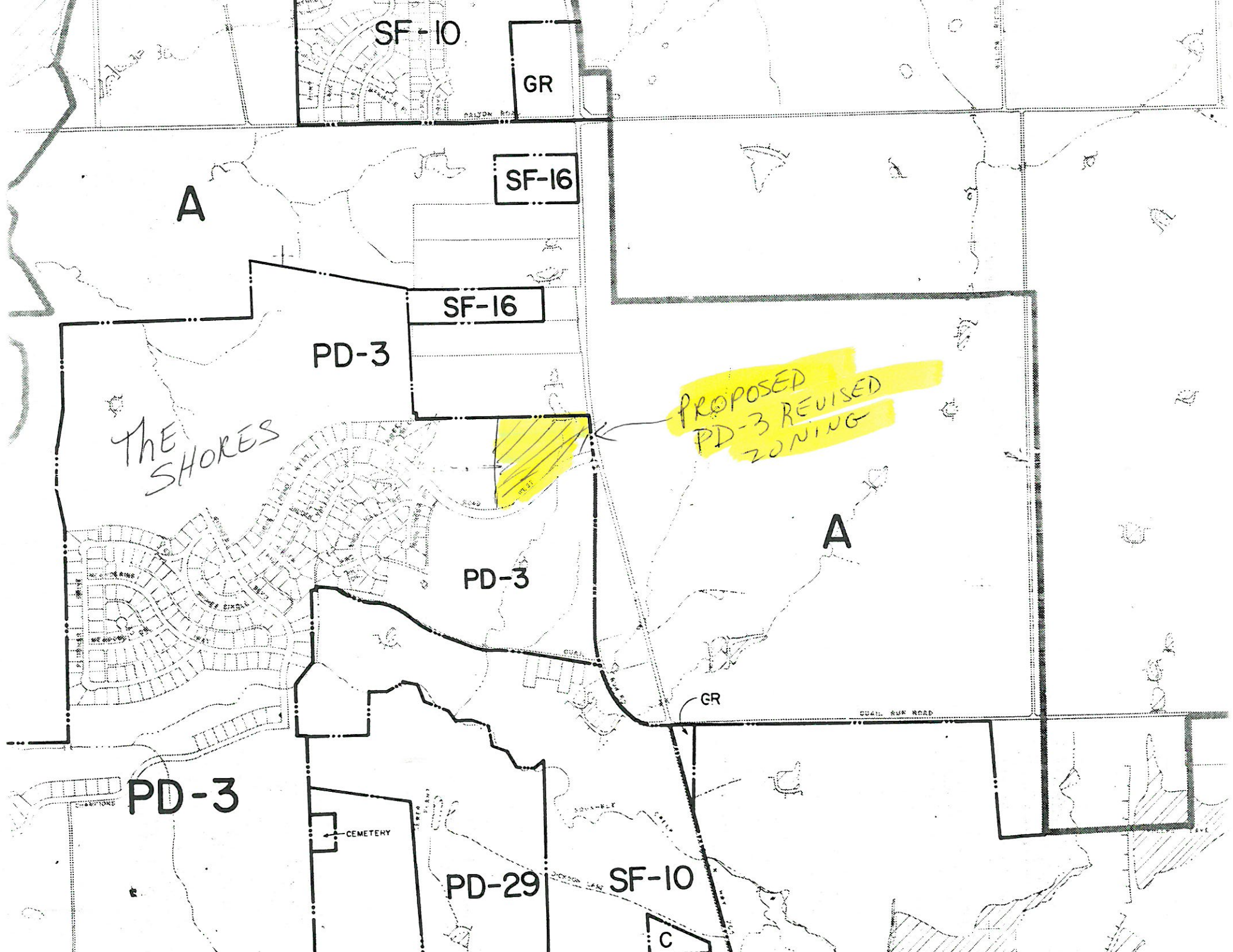
DEVELOPMENT AREAS FOR THE SHORES-PD3

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: Shores Joint Venture, Inc. 11/11/2012-2024

DESIGNED BY: HAROLD L. EVANS / ASSOCIATES





SF-10

GR

SF-16

A

SF-16

PD-3

The SHORES

PROPOSED PD-3 REVISED ZONING

PD-3

A

GR

SUN ROAD

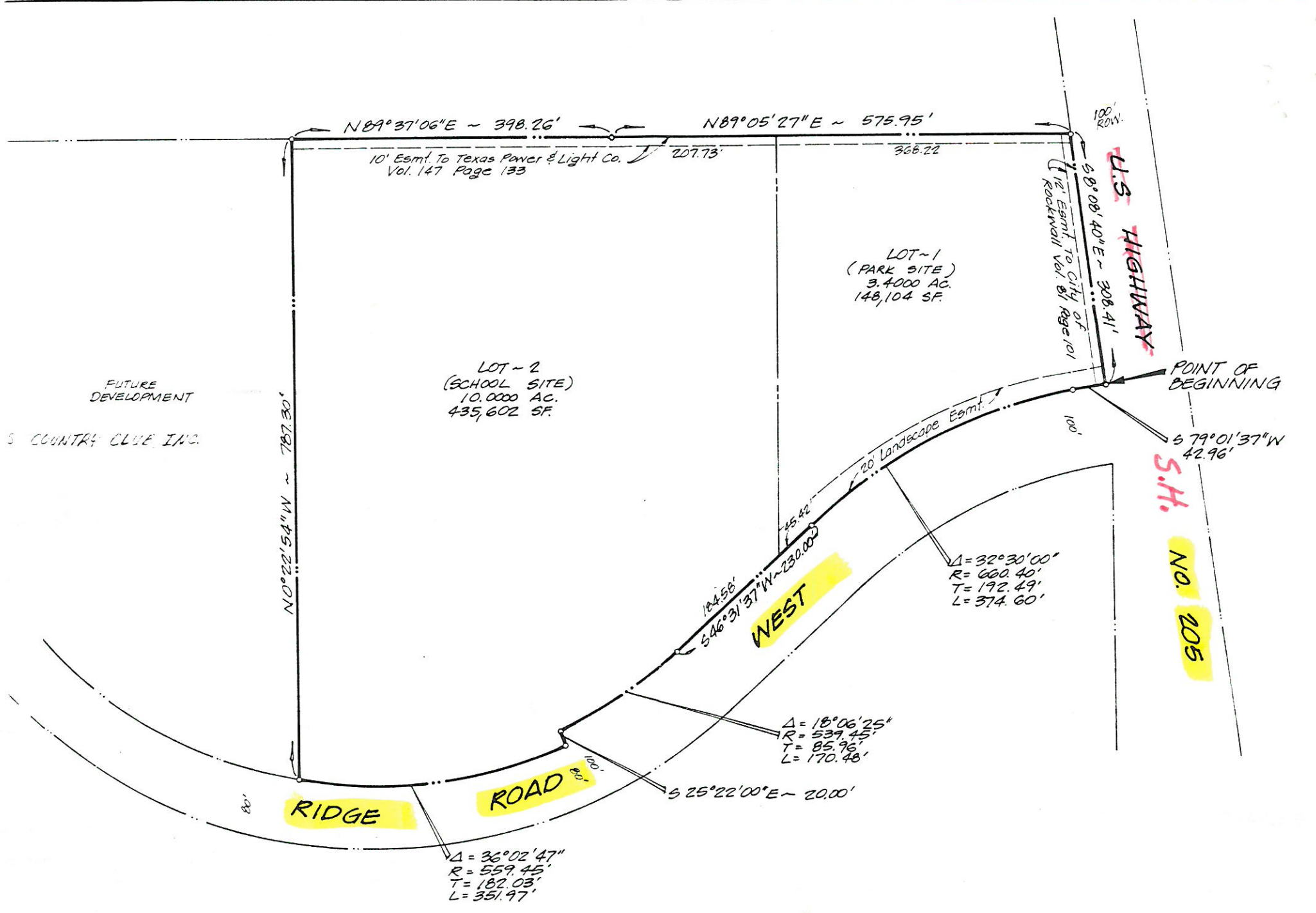
PD-3

CEMETERY

PD-29

SF-10

C



N 89° 37' 06" E ~ 398.26'

N 89° 05' 27" E ~ 575.95'

207.73'

368.22'

100' ROW

S 8° 08' 40" E ~ 308.41'

U.S. HIGHWAY

POINT OF BEGINNING

S 79° 01' 37" W
42.96'

S.H. NO. 205

N 0° 22' 54" W ~ 787.30'

$\Delta = 32^{\circ} 30' 00''$
R = 600.40'
T = 192.49'
L = 374.60'

184.58'
S 46° 31' 37" W ~ 230.00'

WEST

$\Delta = 18^{\circ} 06' 25''$
R = 539.45'
T = 85.96'
L = 170.48'

S 25° 22' 00" E ~ 20.00'

$\Delta = 36^{\circ} 02' 47''$
R = 559.45'
T = 182.03'
L = 351.97'

RIDGE

ROAD

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 17, 1993

Agenda No: V. E.

Agenda Item: P&Z-93-17-Z/FP - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from the Shores Country Club, Inc. for a Change in Zoning from "PD-3" Planned Development Classification to "PD-3" Revised Zoning Classification to Reflect a Change in the Preliminary Plan to Include a School/Park Site Located Along Ridge Road and Approval of a Final Plat (1st Reading)

Item Generated By: Applicant, Shores Country Club, Inc.

Action Needed: Hold public hearing and take any necessary action. The Commission does need to either approve or deny the proposed plat.

Background Information:

We have received a request for approval of a proposed school/park site to be located along the north side of Ridge Road West and SH-205. The applicant has a contract with the school district to purchase 10 acres in this location subject to the City approving a park site to be located adjacent to the school site. The proposed park site contains 3.4 acres and is located adjacent to SH-205. The park site is currently vacant, contains numerous large trees, and an existing parking lot that served the former sales office. There is also a drainway that traverses the western portion of the site. Our comments regarding the request are as follows:

School Site - The proposed school location is on a designated collector street which is designed to accommodate the type of traffic that would be generated by the school. While our zoning ordinance provides that school sites must be approved specifically in a residential area, the purpose of the approval is generally to permit the City to review the access, the site layout, and other site development issues. The City has limited ability to absolutely deny the use of a school. Our only recommendation regarding the school site is that the approval should include a condition that a site plan be submitted to the Commission and City Council prior to the issuance of a building permit.

Park Site - This particular location was submitted for a consideration as a park site several years ago by the previous owner. That proposal, which was not associated with a school site was not approved by the City Council. At that time an additional park site was approved for the Shores, to be located to the north of Phase One as shown on the attached preliminary plan for the Shores. This site, which is required under the City's mandatory parkland dedication ordinance, is still some years away from development. The current application from the owner is to relocate the required park site from its current location to this location adjacent to the school. One advantage to relocating the park site would be the immediate accessibility to a permanent park site for current residents. One disadvantage, which was an issue when this matter was proposed the first time is the proximity to SH-205. It is our understanding that a condition was placed in the contract with the school that a fence would be built along 205. If site is accepted the fence should be constructed prior to the City accepting the property as a park site.

It is also our understanding from the School Superintendent, Wayne Bingham, that if the park site is not accepted by the City, the RISD will not purchase this property for a school site.

The Park Board has reviewed this proposal and has recommended against replacing the required park site with this location.

Plat - If the zoning is approved for the school and the park site the plat needs to be approved or denied. We would recommend that there be a dedication of 10 feet of ROW along 205. The plat shows a 20 ft. landscape easement along Ridge Road West. The developer has included this to ensure a 20 ft setback for any improvements that might be placed in the park. While we would not plan to place equipment in this area we would like to maintain the flexibility on the use of the property. We would want that deleted from the plat.

Attachments: -

1. Approved Concept Plan
2. Location Map
3. Plat
4. Responses

Agenda Item: Shores Revision School/Park Site

Item No: V. E.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 17, 1993

Agenda No: V. F.

Agenda Item: P&Z-93-17-Z/FP - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from the Shores Country Club, Inc. for a Change in Zoning from "PD-3" Planned Development Classification to "PD-3" Revised Zoning Classification to Reflect a Change in the Preliminary Plan to Include a School/Park Site Located Along Ridge Road and Approval of a Final Plat (1st Reading)

Item Generated By: Applicant, Shores Country Club, Inc.

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Background Information:

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Plat - If the zoning is approved for the school and the park site the plat needs to be approved or denied. We would recommend that there be a dedication of 10 feet of ROW along 205. The plat shows a 20 ft. landscape easement along Ridge Road West. The developer has included this to ensure a 20 ft setback for any improvements that might be placed in the park. While we would not plan to place equipment in this area we would like to maintain the flexibility on the use of the property. We would want that deleted from the plat.

The Commission will consider this item on Thursday night.

Attachments: -

1. Approved Concept Plan
2. Location Map
3. Plat
4. Responses

Agenda Item: Shores Revision School/Park Site

Item No: V. F.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: June 7, 1993

Agenda No: V. B.

Agenda Item: PZ-93-17-Z/FP - Continue Public Hearing to Consider Approval of an Ordinance Granting Approval of a Request from The Shores Country Club, Inc. for a Change in Zoning from "PD-3" Planned Development-3 Zoning Classification to "PD-3 Revised" Planned Development-3 Revised Zoning Classification to Reflect a Change in Preliminary Plan to include a School/Park Site located along Ridge Road West and Approval of a Final Plat (1st Reading)

Item Generated By:

Action Needed:

Background Information: At your last meeting, the applicant requested that you continue this public hearing so that they may contact RISD regarding purchase of the property without the park.

Attachments:

1. See attachments from last meeting

Agenda Item: Continue Public Hearing re: Shores Request for School/Parksite

Item No: V. B.

Number Square Number 200 Feet Line Case

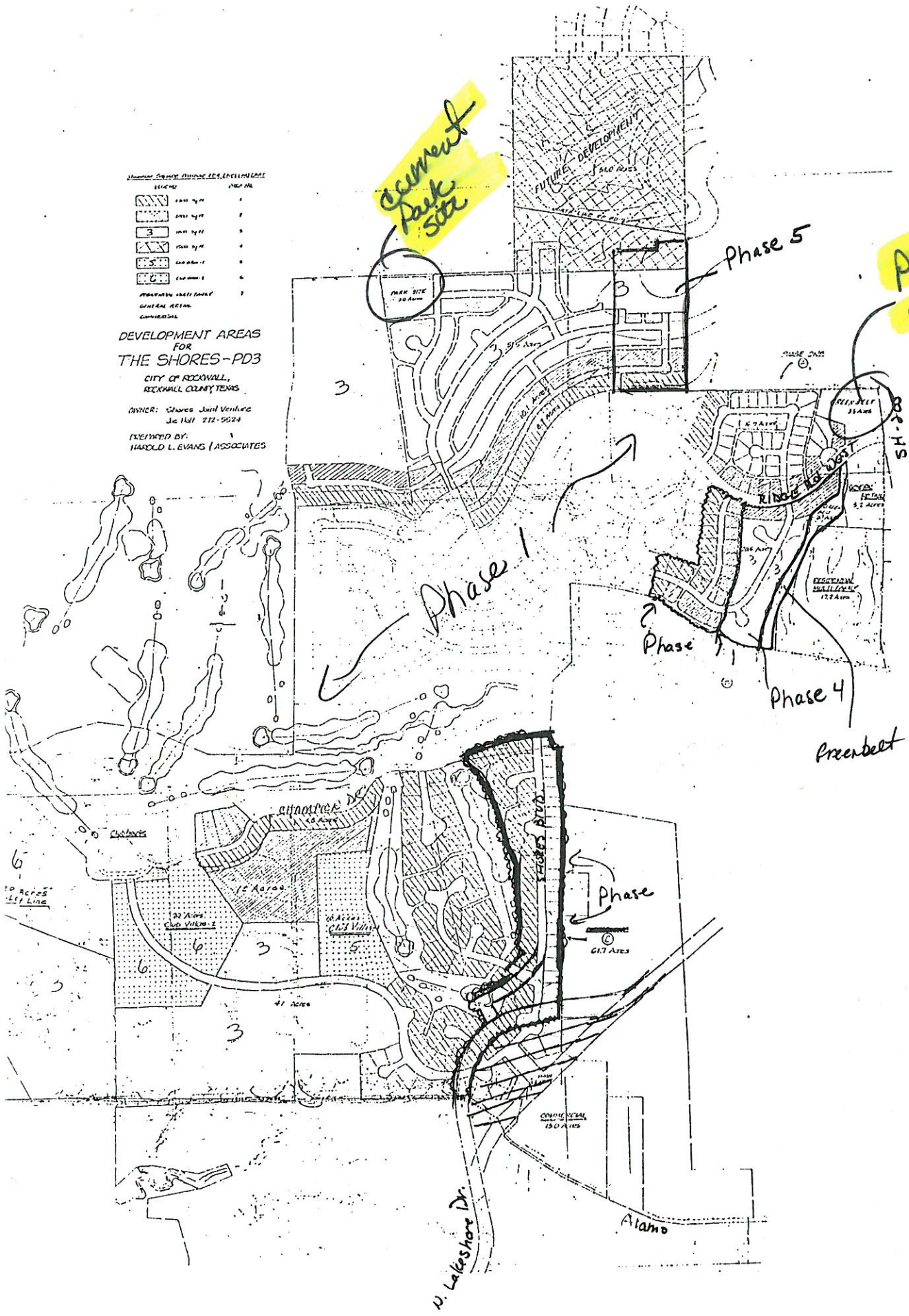
	Case 1	1
	Case 2	2
	Case 3	3
	Case 4	4
	Case 5	5
	Case 6	6
	Case 7	7

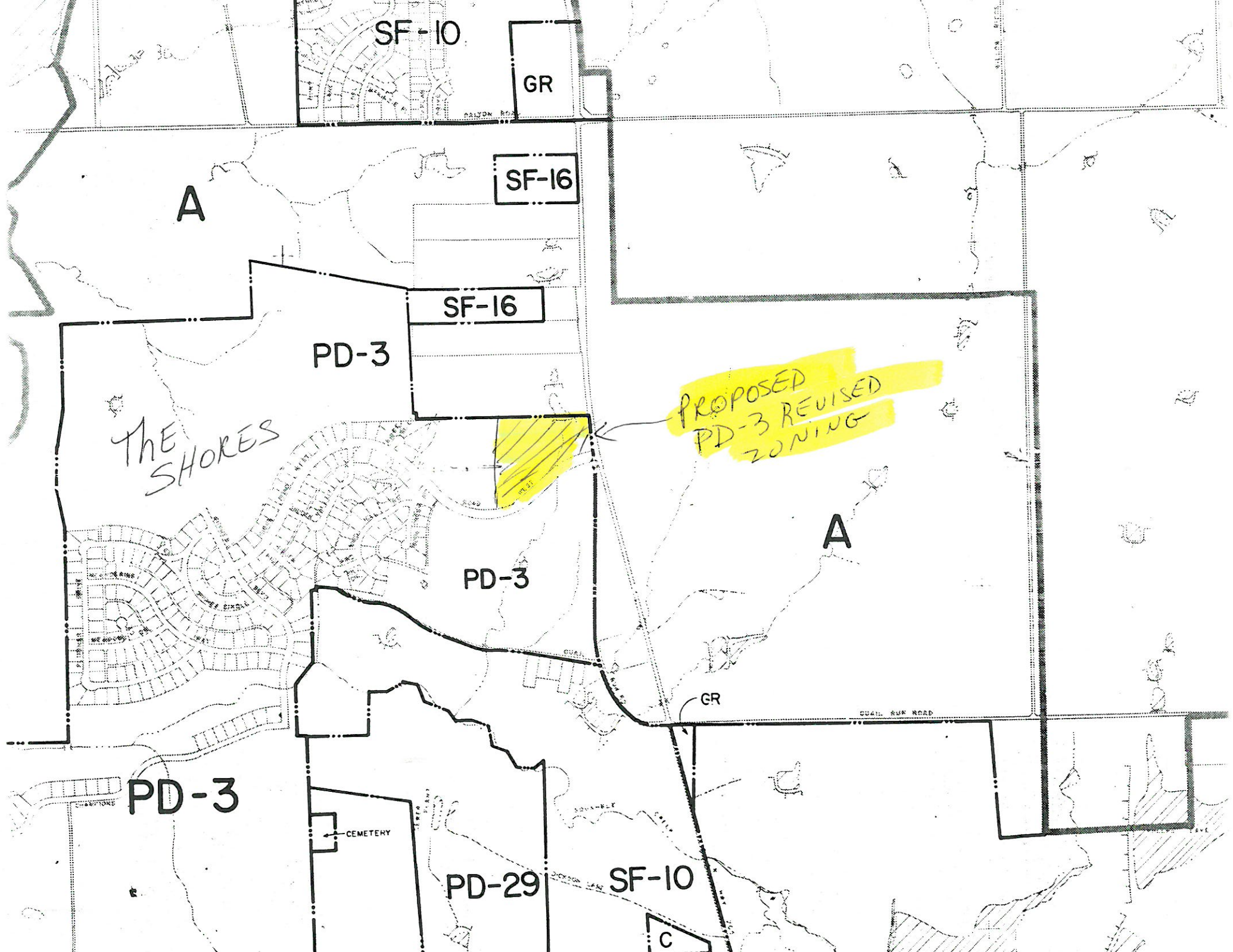
PROVISIONAL STREET EASEMENT
GENERAL ACTION
CONVEYANCE

DEVELOPMENT AREAS FOR THE SHORES-PD3
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: Shore Joint Venture
JULY 1991 212-9524
PREPARED BY:
HAROLD L. EVANS / ASSOCIATES

Cement Park site

Proposed Park Site





SF-10

GR

SF-16

A

SF-16

PD-3

THE SHORES

PROPOSED PD-3 REVISED ZONING

A

PD-3

GR

SUN ROAD

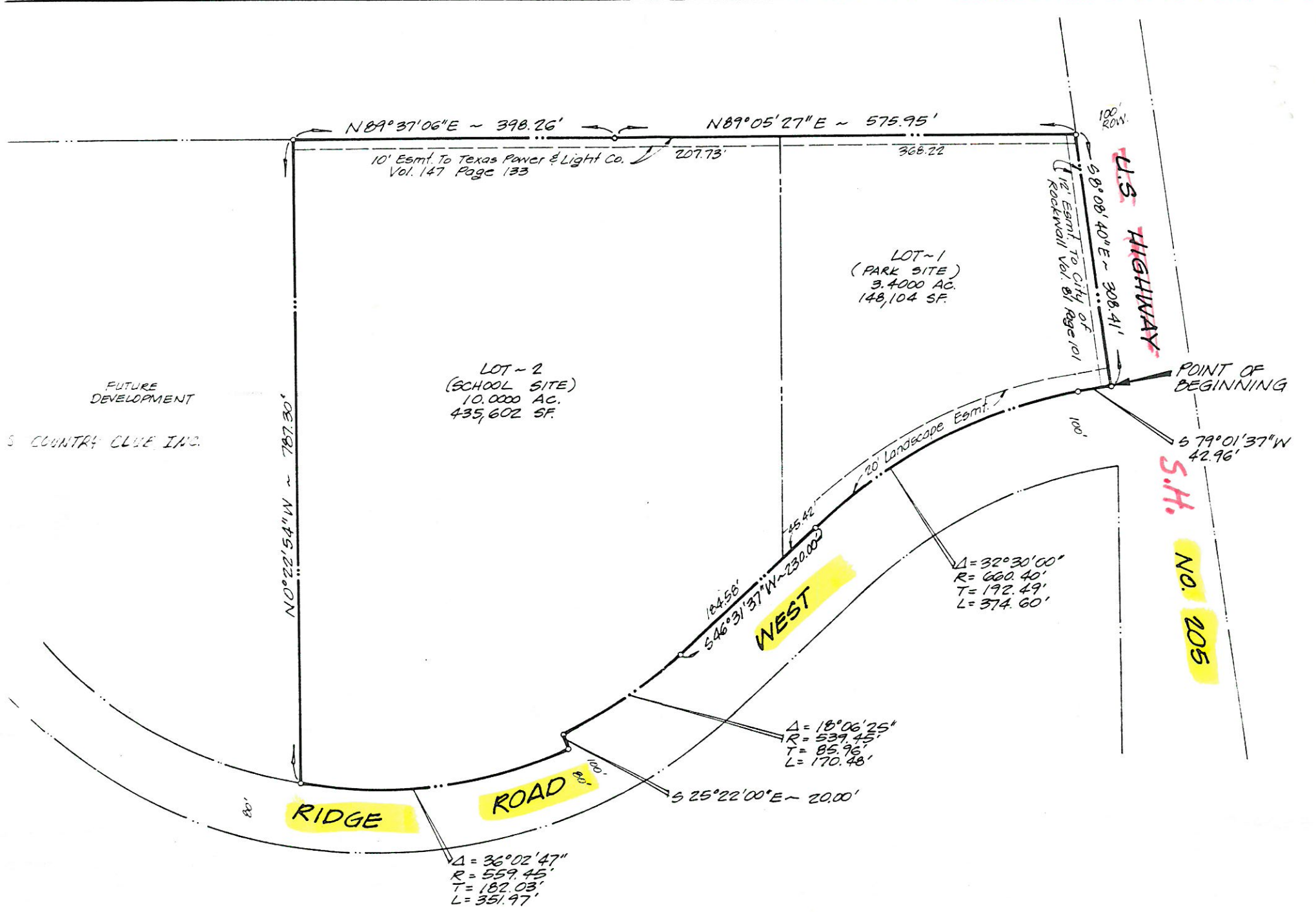
PD-3

CEMETERY

PD-29

SF-10

C



N 89° 37' 06" E ~ 398.26'

N 89° 05' 27" E ~ 575.95'

10' Esmt. To Texas Power & Light Co. Vol. 147 Page 133

207.73'

368.22'

100' ROW

58° 08' 40" E ~ 308.41'
12' Esmt. To City of Rockwall Vol. 81 Page 101

U.S. HIGHWAY

LOT ~ 1
(PARK SITE)
3.4000 AC.
148,104 SF.

LOT ~ 2
(SCHOOL SITE)
10.0000 AC.
435,602 SF.

FUTURE DEVELOPMENT

Country Club Inc.

N 0° 22' 54" W ~ 787.30'

POINT OF BEGINNING

S 79° 01' 37" W
42.96'

S.H. NO. 205

20' Landscape Esmt.

$\Delta = 32^\circ 30' 00''$
 $R = 600.40'$
 $T = 192.49'$
 $L = 374.60'$

WEST

184.58'
S 46° 31' 37" W ~ 230.00'

$\Delta = 18^\circ 06' 25''$
 $R = 539.45'$
 $T = 85.96'$
 $L = 170.48'$

S 25° 22' 00" E ~ 20.00'

ROAD

RIDGE

$\Delta = 36^\circ 02' 47''$
 $R = 559.45'$
 $T = 182.03'$
 $L = 351.97'$



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from The Shores Country Club, Inc. for a change in zoning from "PD-3" Planned Development-3 Zoning Classification to "PD-3 Revised" Planned Development-3 Revised Zoning Classification to reflect a change in preliminary plan to include a school/park site located along Ridge Road West 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 93-17-Z/FP

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 The Shores Country Club Inc. is the owner of a tract of land situated in the Samuel King Survey, Abstract 131, Rockwall County, Texas, and being a part of that 20.341 acre tract of land described as Tract I, in Deed to the Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the West line of SH-205, a 100 foot right-of-way, with the Northerly line of Ridge Road West, a 100 foot right-of-way;

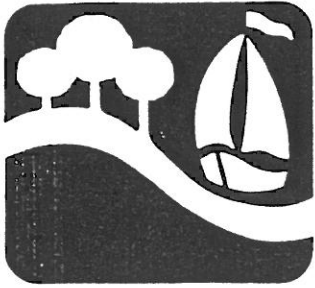
THENCE: Along the Northerly lines of Ridge Road West as follows: South 79 degrees 01' 37" West a distance of 42.96 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 32 degrees 30' 00", a radius of 660.40 feet, and a chord that bears South 62 degrees 46' 37" West a distance of 369.60 feet; Along said curve an arc distance of 374.60 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve; South 46 degrees 31' 37" West a distance of 230.00 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 18 degrees 06' 25", a radius of 539.45 feet, and a chord that bears South 55 degrees 34' 50" West a distance of 169.77 feet; Along said curve an arc distance of 170.49 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve South 25 degrees 22' 00" East radial to the previously described curve a distance of 20.00 feet to a 1/2" iron rod found for a corner, at which point Ridge Road West becomes an 80 foot right-of-way, said iron rod being at the beginning of a curve to the right having a central angle of 36 degrees 02' 47", a radius of 559.45 feet, and a chord that bears South 82 degrees 39' 26" West a distance of 346.19 feet; Along said curve an arc distance of 351.97 feet to a 1/2" iron rod found for a corner;

THENCE: North 0 degrees 22' 54" West a distance of 787.30 feet leaving said Northerly line to a 1/2" iron rod found for a corner on the North line of said 20.341 acre tract;

THENCE: North 89 degrees 37' 06" East a distance of 398.26 feet with said North line to a 1/2" iron rod found for a corner;

THENCE: North 89 degrees 05' 27" East a distance of 575.95 feet continuing with said North line to a 1/2" iron rod found for a corner on the West line of said SH-205;

THENCE: South 8 degrees 08' 40" East a distance of 308.41 feet with said West line to the Point of Beginning and containing 13.4000 acres of land.



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crengle
City Secretary

Case No. PZ 93-17-Z/FP

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 believe A school AT THIS SITE would CREATE significant TRAFFIC congestion FOR RESIDENTS OF THE SHORES BEFORE, DURING, AND AFTER SCHOOL.
2. THERE ARE NO SIDEWALKS ON RIDGE ROAD WEST. ALL RESIDENT CHILDREN WOULD HAVE TO WALK IN THE STREET TO ATTEND THE SCHOOL. RIDGE ROAD WEST HAS NUMEROUS SPEEDERS.
3. I OWN PROPERTY ACROSS THE STREET THAT HAS A SMALL LAKE ON IT. THE LAKE, I BELIEVE WOULD POSSE TOO MUCH TEMPTATION FOR THE STUDENTS. I STRONGLY BELIEVE A TRAGEDY WOULD EVENTUALLY OCCUR.
4. THERE SURELY MUST BE OTHER SITES IN OR NEAR THE SHORES THAT WOULD BE SUITABLE AND LESS DANGEROUS, ESPECIALLY WHEN CONSIDERING TRAFFIC.
5. IF I UNDERSTAND THE PLAT, TOO MANY TREES WOULD NEED TO COME OUT TO BUILD A school.

Signature Warren R. Jacobson

Address 1005 RIDGE ROAD WEST
WARREN JACOBSON
771-0672

**Statement to
Planning & Zoning Commission
City of Rockwall**

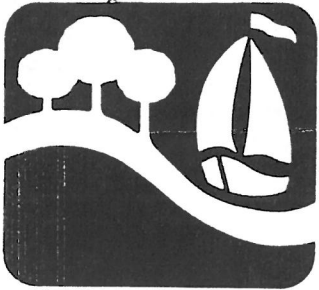
13 May 1993

My family and I are opposed to the rezoning of certain lands located at the intersection of Ridge Road West and SH205, the Shores, from PD-3 to PD-3 Revised for the purposes of establishing a Public Park and an Elementary School for the following reasons:

1. We agree with the Parks Board decision that the land in question is not suitable for a Public Park for the reasons cited by the Parks Board, i.e., rolling terrain, busy highway (and intersection), and the creek.
2. We believe an Elementary School at the proposed site would pose an equally significant traffic hazard to the children plus create traffic congestion for Shores residents before, during, and after school.
3. We understand the RISD does not have a requirement to bus children who live within two (2) miles of the school. With this being the case, each student living in the Shores would have to walk on busy Ridge Road West twice each day. There are no sidewalks along Ridge Road West. None of the streets in the Shores have sidewalks. If you are not familiar with Ridge Road West, speeding and careless driving are common.
4. We understand the land between North Shore and the Shores is being considered for development as single family homes. If this is true, the proposed school site is not centrally located to the potential student population which we think it should be.
5. We live on Ridge Road West, very near the proposed school. Our property has a small lake on it. Each student walking to school would have to pass by the lake. The lake, we believe, would pose too much temptation to young children. We strongly believe a tragedy could eventually occur. Without a school we already have problems with unsupervised children attempting to play in or near the water.
6. It is our understanding the 10 acres being considered for the school is currently zoned green belt. If we understand the plat enclosed with the P&Z meeting announcement, too many trees would need to come out in order to build the school. We believe developers take out too many trees already and this land should remain a green belt. Surely there must be other sites in or near the Shores that would be more suitable for a school and park.

In Summary: We are not opposed to a park or school in or near the Shores, just the proposed site at Ridge Road West and SH205. We believe the site poses too many traffic safety problems and other dangers for the children. We urge the zoning change be rejected and the current zoning remain in effect or be reinforced as 'green belt'.

Warren R. Jacobson, 1005 Ridge Road West, 771 - 0672



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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 Armando A

Address 1680 Plummer

WHEREAS The Shores Country Club Inc. is the owner of a tract of land situated in the Samuel King Survey, Abstract 131, Rockwall County, Texas, and being a part of that 20.341 acre tract of land described as Tract I, in Deed to the Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the West line of SH-205, a 100 foot right-of-way, with the Northerly line of Ridge Road West, a 100 foot right-of-way;

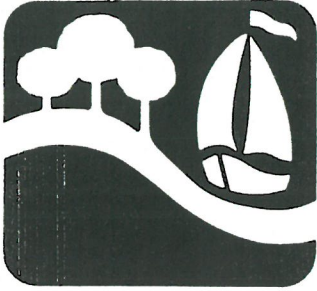
THENCE: Along the Northerly lines of Ridge Road West as follows: South 79 degrees 01' 37" West a distance of 42.96 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 32 degrees 30' 00", a radius of 650.40 feet, and a chord that bears South 62 degrees 40' 37" West a distance of 269.60 feet; Along said curve an arc distance of 274.60 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve; South 46 degrees 31' 37" West a distance of 230.00 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 18 degrees 06' 25", a radius of 539.45 feet, and a chord that bears South 55 degrees 34' 50" West a distance of 169.77 feet; Along said curve an arc distance of 170.48 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve South 25 degrees 22' 00" East radial to the previously described curve a distance of 20.00 feet to a 1/2" iron rod found for a corner, at which point Ridge Road West becomes an 80 foot right-of-way, said iron rod being at the beginning of a curve to the right having a central angle of 36 degrees 02' 47", a radius of 559.45 feet, and a chord that bears South 82 degrees 39' 26" West a distance of 346.19 feet; Along said curve an arc distance of 351.97 feet to a 1/2" iron rod found for a corner;

THENCE: North 0 degrees 22' 54" West a distance of 787.30 feet leaving said Northerly line to a 1/2" iron rod found for a corner on the North line of said 20.341 acre tract;

THENCE: North 89 degrees 37' 06" East a distance of 398.26 feet with said North line to a 1/2" iron rod found for a corner;

THENCE: North 89 degrees 05' 27" East a distance of 575.95 feet continuing with said North line to a 1/2" iron rod found for a corner on the West line of said SH-205;

THENCE: South 8 degrees 08' 40" East a distance of 308.41 feet with said West line to the Point of Beginning and containing 13.4000 acres of land.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. Would like a neighborhood park
2. " " " school

3. Helps plan our neighborhood with something other than houses.

Signature Dutch Kumpf

Address 1260 Shores Court
Rockwall, TX
75087



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City Secretary

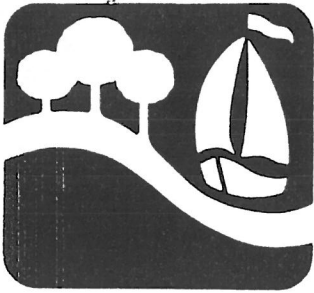
Case No. PZ 93-17-Z/FP

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 I had kids - I'd like to have them within walking distance to school.
 2. Added property values.
 3. A contiguous Greenbelt would be great - extending to the YMCA or into town (going under 205) would allow for a nice walking path.
- A real plus for the whole Rockwall cnty.
- Signature Kris Robinson
Address 1890 Windhill Circle

Note: I've heard all the discussion over traffic/safety on 205. I feel that is a separate issue. With or without a park there, we need to lower speed limits & put in a light. Also - please note the popularity of parks located in places like Hillcrest & LBJ & on 66 in Rowlett. Besides what about all those kids at the YMCA right on 205



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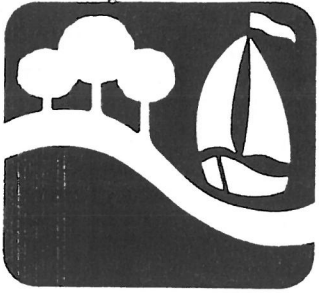
Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. Provides close school access for Shore's children
2. " needed PARK AREA
3. Some concern however for traffic and the
205 in/out pattern

Signature James H. Baird
Address 1645 Plummer Dr.



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. a great place for a park
2. _____
3. _____

Signature Kris & Jim Parker
Address 1630 Plummer



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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 Bob Brownell
Address 1220 Ridge Rd West
Rockwall, TX



CITY OF ROCKWALL

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City Secretary

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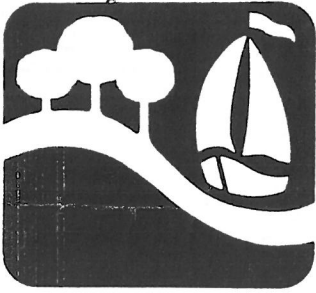
I am in favor of the request for the reasons listed below ✓

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

1. A school, but not a park in the area next to the highway
2. The school should sit back away from the highway
3. A neighborhood school would possibly attract new homeowners

Signature Melissa Shinn

Address 1255 Ridge Rd. W.



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. Recently visited El Dorado City Club. They have a similar set up & it is beautiful. (however, not close to major hwy)
2. Area needs a park badly! (but should park be so close to 205?)
3. I think this will slow down incoming traffic (ie in school zone etc)

Signature Mark Dunningha

Address 1465 Meadows Dr
Rockwall, TX 75087

4. I think school should be by 205 & park where school currently is requested.



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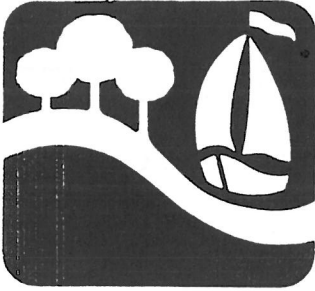
Case No. PZ 93-17-Z/FP

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

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

1. valuable to the children - easy access.
2. Keeps children within the neighborhood
- 3.

Signature Jane X. Bush
Address 1455 Meadows Dr.



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City Secretary

Case No. PZ 93-17-Z/FP

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 additional school facilities are needed
 2. this will be strategically placed.
 3. Easy access for buses and cars.
- A natural setting for school and park.

Signature [Signature]

Address [Signature]

1915 Hidden Valley



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Hilda Crangle
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.
- 2.
- 3.

Signature [Handwritten Signature]
Address 1685 SHORES Blvd.
75087



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. the shores needs a park
2. the school district needs a new Elementary
3. the price is right

Signature Collis / Laurie B. Muns
Address 1319 Shores Circle



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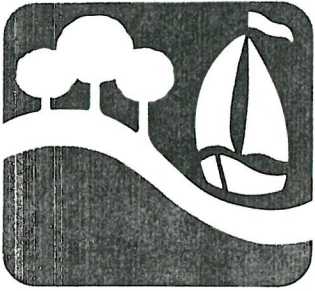
I am in favor of the request for the reasons listed below ✓

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

1. Had we wanted to live in Sun City, we could have
~~2.~~ Moved to Austin. Will there be a
~~3.~~ traffic light on the highway at the
Shores entrance? D. Scott Pool

Signature Janis O. Pool

Address 1300 Shores Blvd.
Rockwall Tx 75087



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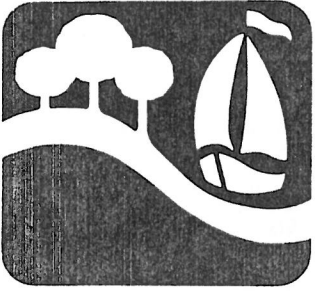
Case No. PZ 93-17-Z/FP

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 is needed for the children & Parents living in the shores*
- 2.
- 3.

Signature Dennis Hester
Address 1720 Plummer



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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 feel this would be good for our neighborhood.
- 2.
- 3.

Signature Carl Cotten
Address 1965 Wind Hill



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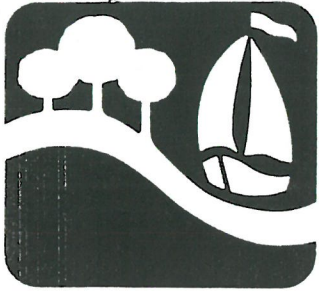
1. SCHOOL IS GOOD FOR A NEIGHBORHOOD,
2. LOCATION SHOULD WORK WELL,
3. WILL PROMOTE GROWTH,

Signature [Handwritten Signature]

Address 1310 Champion Dr.



Lloyd & Nancy Harris
1310 Champion Drive
Rockwall, TX 75087



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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. *Increased property value.*
2. *Well maintained school grounds and park for children to play off streets.*
3. *Walking distance for Shora children to attend school. No longer have to be first pickup on Reinhardt one with 1hr ride.*

Signature [Signature]

Address 1425 Plummette
Rockwall, TX 75087



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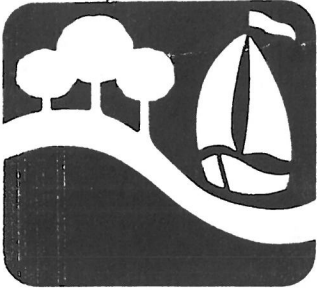
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. *I like the location*
- 2.
- 3.

Signature *Mark Lee*

Address *1710 Plummer Dr.*



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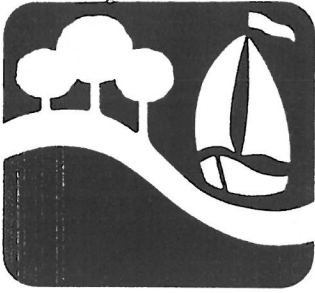
Case No. PZ 93-17-Z/FP

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 add increased property value
2. " " be social enjoyment of community
3. " " beauty to the Shores entrance.

Signature [Handwritten Signature]
Address 1900 Wind Hill



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. would like to see the school
2. entrance from 205 instead of
3. Ridge Rd W

Signature [Handwritten Signature]

Address 1665 Plumme



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City Secretary

Case No: PZ 93-17-Z/FP

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

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

1. I feel that it would definitely be an asset to the shores.
- 2.
- 3.

Signature Maureen Regan
Address 1810 Wind Hill Road



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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. should enhance shore property.
2. No school Busses
3. safety of the children of the shores.

Signature Wayne E. [Signature]
Address 1560 Meadows Circle



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 13, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, May 17, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk to consider approval of a request from The Shores Country Club, Inc. for a change in zoning from "PD-3" Planned Development-3 Zoning Classification to "PD-3 Revised" Planned Development-3 Revised Zoning Classification to reflect a change in preliminary plan to include a school/park site located along Ridge Road West 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

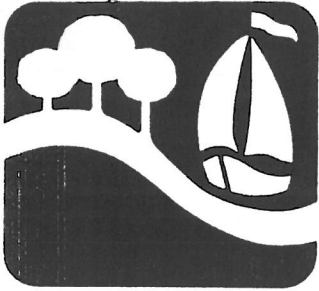
Case No. PZ 93-17-Z/FP

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 add to home property values
2. Will be an added enhancement to encourage home building
3. Will add to the areas security

Signature Robert S. Samlunger
Address 1670 Plummer



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. Convenience
2. Need
- 3.

Signature W. K. ...
Address 1475 Plummer



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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 help with new growth in our area.
2. Great selling point
3. Its just a great idea !!!

Signature Joon Lee
Address 1465 Plummer Dr



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City Secretary

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. I favor neighborhood schools
2. I took my young children to neighborhood parks
3. School busing is a waste of time and money.
4. A school zone and traffic light at 205 will make a safer intersection.
5. Increase in property values
6. A park at the edge means less traffic near homes.

Signature [Handwritten Signature]

Address 1615 Plummer



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City Secretary

Case No. PZ 93-17-Z/FP

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 Carl Lentz
Address 1995 Hidden Vly



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City Secretary

Case No. PZ 93-17-Z/FP

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 Kate Truelove
Address 1725 Plummer



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City Secretary

Case No. PZ 93-17-Z/FP

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 need a school in this area.
2. Park next to a school good idea.
- 3.

Jeffrey M. McCarley
Signature Jeffrey M. McCarley
Address 1840 Hadden Hills



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City Secretary

Case No. PZ 93-17-Z/FP

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

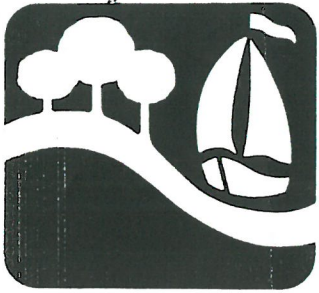
I am opposed to the request for the reasons listed below _____

1. Improve Resale Value of our House -
2. Give us more police protection in the area.
3. Give Children a place to play - better than them playing in the street.

Signature Marie Bowhall

Address _____

Marie Bowhall
1910 Ridge Crest Place
Rockwall, Texas 75087



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City Secretary

Case No. PZ 93-17-Z/FP

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 3 children 5 and under. (5 yrs, 3 yrs, 7mths)
- 2.
- 3.

Signature Mrs. Haisten

Address 1720 Phummer Dr.



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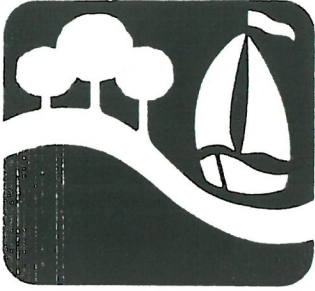
Case No. PZ 93-17-Z/FP

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

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

- Positive 1. It will be an asset to the Shores to have a school & park.
- Positive 2. Both will benefit the entire community.
- Negative 3. The school & park will bring more traffic to the Shores and especially to Ridge Rd West.

Signature Elizabeth Gangel
Address 1625 Plummer



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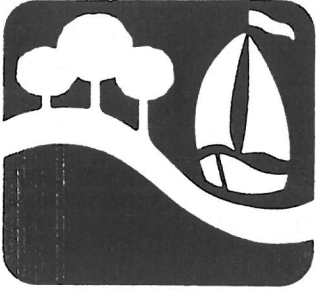
Case No. PZ 93-17-Z/FP

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. Increased Property values
2. Improved education benefit for the neighborhood
3. Keeps children close to home.

Signature John R. Barnett
Nancy J. Barnett
Address 1430 Meandering Way



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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 Joyce J. Allmann
Address 1375 Mendenhall
Rockwall

May 10, 1993

To: The City of Rockwall
Planning and Zoning Commission

From: Ed Schwaneke
1340 Shores Circle

Ref: Case No. PZ 93-17-Z/FP

As a resident of the Shores, I am not opposed to the changing of zoning described in the notice I received on the above subject case. However, I would like to offer my thoughts on some issues that might be considered in reviewing this request. I will be out of town on the 13th of May, hence these written comments.

The location of the park directly adjacent to Highway 205 has the potential of children chasing balls or other objects or venturing out onto a very busy highway for whatever reason. Also, the easy access and visibility from this highway creates other hazards for the children who might use the park. Also, all traffic to the school would have to enter into the Shores and have a way to get around the median in the entrance to exit same.

As an alternative, I would suggest you consider rearrangement of the plan to provide for the school to be located adjacent to Highway 205 and the park to be located on the "Shores" side of the property under consideration for rezoning. I believe this would provide for safer and better access to both the proposed school and park. The school property could then be accessed directly from Highway 205, relieving some of the congestion at the entrance to the Shores, and the park would be in a more protected area, and could also be used to some extent by the school children during school hours.

One additional comment. I assume the City has surveyed the land and noted the potential drainage problems which appear to exist and have taken this into account as to the suitability and affordability of this property for the suggested use.

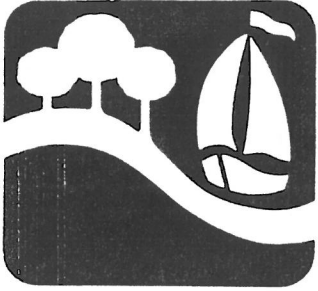
I appreciate your consideration of these suggestions.

Sincerely,



Ed Schwaneke

zoning.doc



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. When we purchased our property in the Shores, we were presented with a copy of deed restrictions which we have adhered to over the years, and there was no mention of a school or park in this immediate neighborhood.
2. The proposed school and park do not belong in a Country Club setting. The Park site is not good terrain for a park as it is very sloped. And from the number of beer cans and bottles thrown on the grounds at this entrance to the Shores, I believe the activities such park would be used for is anything but what the developer has in mind.
3. Further we believe the traffic problems would be terrible. Not too good as it is not.

Signature Regina B Walker

Address 1980 Ridge Crest Pl.



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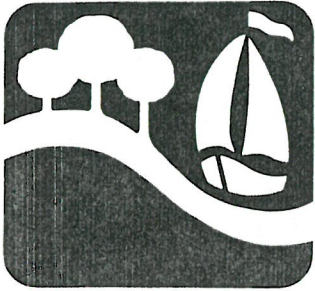
I am in favor of the request for the reasons listed below _____

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

1. Traffic problems due to backup along State Hwy 205 and Ridge Road. There are only 2 ways in and out of the Shores!
2. Commotion, activity and noise disturbing a quiet country club neighborhood
3. Loss of property value due to # 1 and # 2, especially in nearby homes.

Signature Melinda

Address 1990 Ridge Crest Place
Rockwall TX 75087



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City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. DESTROYS EXCLUSIVE RESIDENTIAL NATURE OF THE SHORES AS A COUNTRY CLUB
2. SAFETY OF CHILDREN ENDANGERED BY HIGH TRAFFIC AND SPEEDING VEHICLES.
3. ADDED TRAFFIC CONGESTION IN RESIDENTIAL SETTING

Signature Ervin F. Prince

Address 1780 WINDHILL RD
ROCKWALL TX 75087



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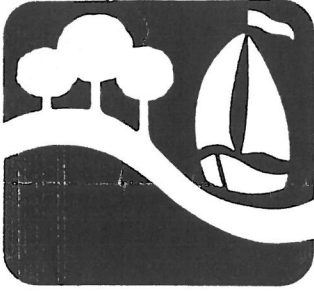
Case No. PZ 93-17-Z/FP

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. Too much ~~stop~~ Traffic, congestion
2. NON residents driving through neighborhood
3. Lower property values

Signature Shirley Fitzgerald
Address 1305 Plummer



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

1. *Additional auto traffic*
2. *Additional non-neighborhood "people" traffic due to park placement*
3. *Danger to children from 205, a main Shores entrance and the pond.*

Signature J. Muddlet

Address 1345 Shores Cir



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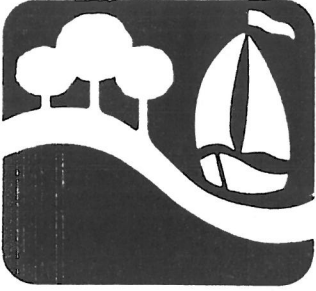
Case No. PZ 93-17-Z/FP

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

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

1. Too much traffic on Ridge Rd.
2. Too much traffic at entrance to Shores
3. Decrease in value of homes - just it will!!

Signature Peggy R. Howell
Address 1115 Ridge Rd. W.



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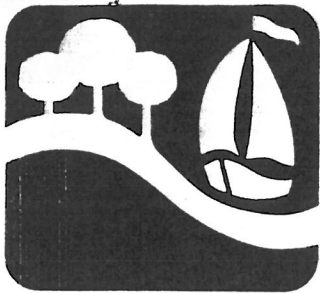
I am in favor of the request for the reasons listed below _____

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

1. TRAFFIC Problems.
2. Reduce Property Values
- 3.

Signature Donald L. Walker

Address 1410 Plummer Dr.
Rockwall Texas 75087



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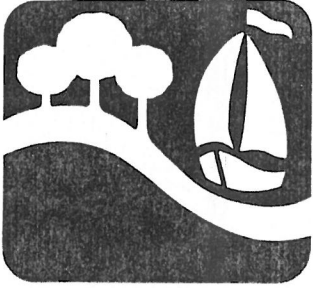
I am opposed to the request for the reasons listed below X

1. Traffic Problem - 400-500 kids attending the proposed school site would have 250-300 more, w/ Dads driving their kids to school
2. plus 250 Shores residents, plus another 100 homesites planned within the next five years which only have 2 exits for the whole
3. Shores Divisions The Ridge Rd Entrance at State Highway 205 would be one large traffic jam, which a traffic light at this intersection would not resolve during the pick-up and delivery of kids

Signature Milton D. Walter

Address 1160 Ridge Rd. W.

Other elementary schools are located in divisions with more than 2 exits, or not located in resident developments, such as Rockell.



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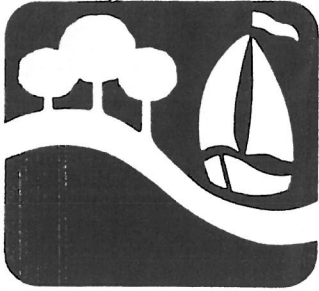
I am in favor of the request for the reasons listed below _____

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

1. Increased traffic congestion
2. School too close to SH 205 for children's safety
- 3.

Signature [Handwritten Signature]

Address 1675 Plummer



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

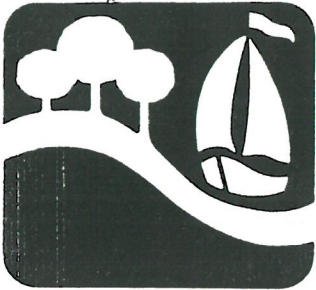
Case No. PZ 93-17-Z/FP

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

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

1. *Loss of barrier from the highway*
2. *Loss of trees / No regard is usually taken in the preservation of trees.*
- 3.

Signature Naomi Shibley
Address 1910 Windmill Circle



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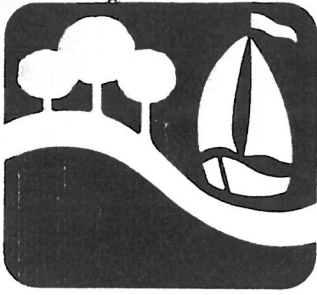
I am in favor of the request for the reasons listed below _____

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

1. Increased traffic
2. Noise
3. will cause increased security problems because of casual park users.

Signature Lawrence M. Kice
Address 1840 Wind Hill Rd.
Rockwall, TX 75087
(Shores)

4. Park or school does not belong in Shores golf club community.



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Case No. PZ 93-17-Z/FP

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. *would like to see the school or park*
2. *across the street on ridge road W where*
3. *there is more room for the school or park.*

Signature Patricia Teresa Wenger
Address 1140 Ridge Rd W



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City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. Entrance / traffic
2. Teen Drivers in Shores
- 3.

Signature Ronald Mays
Address 1450 Pummer



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Case No. PZ 93-17-Z/FP

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. *Too much traffic that would go from 205 to 66 on Shores Blvd & Ridge Road West*
 2. *The noise and confusion caused by all the children their parents and extra children in the neighborhood*
 3. *without supervision*
- We feel it would lower the property values of those homes in the immediate proximity of the school/park*

Signature Barbara J. Cross
 & Charles R. Cross
 Address 1470 Plummer
Rockwall, Tx 75087



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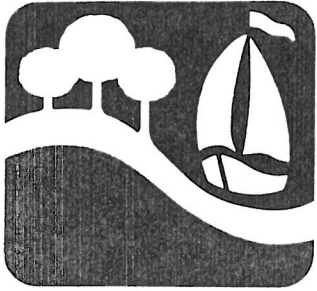
I am in favor of the request for the reasons listed below _____

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

1. - TRAFFIC CONGESTION.. DUE TO CARS PICKING UP CHILDREN - COULD BE DANGEROUS DUE TO CHILDREN RUNNING INTO STREET AT THE ENTRANCE TO A SUBDIVISION .
2. "BOUGHT INTO THE SHORES AS A RETIREMENT... DO NOT CHECK THE IDEA OF A SCHOOL BRINGING EVEN MORE CHILDREN INTO AREA.
3. DO NOT FEEL THE SIGHT OF SCHOOL BUSES AND PARENT CARS IN THE ENTRANCE WOULD BE CONDUCIVE TO BRINGING MORE AREA, HIGHER INCOME RESIDENTS INTO AREA

Signature A. L. Houston

Address 1400 MEANDERING WAY



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Case No. PZ 93-17-Z/FP

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

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

1. Strongly opposed to park for several reasons: ① safety with regard to proximity of Hwy 205
2. ground is not level - dangerous to run, jog, etc.
3. need space for children to play

Signature Norma K. Lilly
Address 1935 Hidden Valley



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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. We retired in a Country Club community, not an elementary school Sub division.
2. Property values will be deflated.
3. Traffic will be congested at least twice a day at entrance to the Shores.

Signature Killine Knowles

Address 1309 Meandering Way



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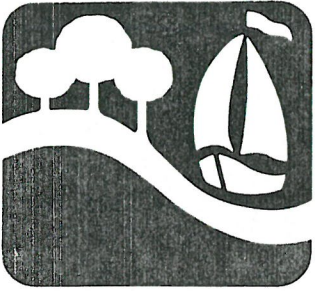
I am opposed to the request for the reasons listed below X

1. TRAFFIC IN/OUT RIDGE ROAD & SHORES BLVD
2. DECREASE PROPERTY VALUE
3. THIS IS A GOLF/TENNIS/RESORT TYPE OF AREA, NOT ONE WE MOVED INTO TO WORRY ABOUT SMALL CHILDREN AND UNWANTED TRAFFIC AND PEOPLE WHO LIVE OUTSIDE THE SHORES DEVELOPMENT.

Signature Michael B. Brown

Address 1305 MEANDERING WAY

WE CERTAINLY WOULD MOVE OUTSIDE OF THE SHORES IF THE SCHOOL IS BUILT.



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Case No. PZ 93-17-Z/FP

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

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

1. *I do not like that site for a park.*
2. *I would be in favor of the school at that site + the park more centrally located in the shores.*
3. *The site for a park would be too close to SH 205 for safety to young children.*
4. *The terrain in that park site is unsuitable.*

Signature Nancy L. Puff
Address 1175 Ridge Rd. West



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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 X

1. SCHOOL LOCATION WILL ALTER NATURAL APPEARANCE ON 205 ENTRANCE
2. PARK LOCATION IS GOOD
3. ANOTHER SCHOOL SITE WOULD BE MORE APPROPRIATE

Signature Craig R. Nelson

Address 1880 WIND HILL CIR



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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

JW

1. EXTENSIVE TRAFFIC IN OUR RESIDENTIAL AREA.
2. NO SIDEWALKS @ THE SHORES FOR CHILDREN TO WALK BACK & FORTH TO SCHOOL; A HAZARD.
3. TRAFFIC CONGESTION ON JDS.

Signature Juan W. [Signature]
Address 1435 PHANNER DR



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Case No. PZ 93-17-Z/FP

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. The traffic congestion and school bus problem will be intolerable, I so to work that route..
2. There are only 2 exits from this subdivision and one will be high traffic during peak periods.
3. This school moves us from an "elite" subdivision to an "average" one, it will not help property values.

Signature Carmer Pearce

Address 1775 Plummer



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City Secretary

Case No. PZ 93-17-Z/FP

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. We do not need a school in the Shores.
2. It would ① increase crime ② traffic ③ violence
3. ④ decrease tranquility and leisure lifestyle
⑤ increase litter problems ⑥ cause "hangouts for kids" in nearby backyards.

Signature Randel Spoonemore D.D.S.

Address 1230 Ridge Road W.

Please - NO SCHOOLS HERE.
I would sell this property if a school were placed nearby.



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City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. Waste - No Sidewalks
2. Country Club - Not place for school
- 3.

Signature Amy D. Don
Address 1445 Pleasner Dr.



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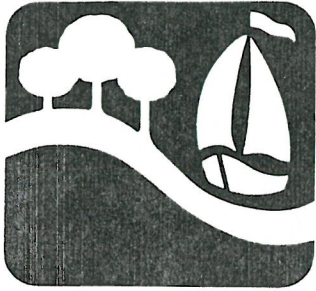
Case No. PZ 93-17-Z/FP

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 purchased my home in hopes of retiring to an area that is semi-private. I feel that the school/park will increase traffic and cause the entrance to our development on Ridge Road West to bottleneck and make ingress and egress
2. difficult. I find the proposed revision difficult to understand. I would be less inclined to oppose the revision if the planning for school/park
3. would include a private entrance instead of the existing entrance. Also, I would hope that any building in the area would not change the entrance aesthetics.

Signature Revelyn Jones
Address 245 Ridge Rd. West



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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 X

1. TOO CLOSE TO BUSY SR 205 - SAFETY (FOR CHILDREN)
2. TOO CLOSE TO MAIN ENTRANCE TO SHORES - CONGESTION - SAFETY
3. UNSAFE OPERATIONAL AREA FOR SCHOOL BUSES.
4. SCHOOL NEEDS TO BE IN REINHARDT ENVIRONMENT.

Signature H. I. LIND

Address 1870 WINDHILL CR



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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. TRAFFIC & NOISE
2. CRIME
3. SERENITY

Signature Steve Purdy
Address 1805 Windmill Rd
Rockwall Tex.
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 X

1. IT WILL BE A TRAFFIC PROBLEM SO CLOSE TO 205
2. THE "PARK" IS SEMI-USLESS LAND FOR THAT PURPOSE - CREEK, SLOPES ETC. WE NEED IT NEAR SHORES BLVD, NORTH OR RIDGE ROAD WEST (AS WAS ORIGINALLY PLANNED IN 1980 FOR BOTH PARK & SCHOOL!)
3. WITH NO SIDEWALKS ON RIDGE ROAD WEST, KIDS SAFETY IS A MAJOR CONCERN.

Signature Al Webb

Address 1905 HIDDEN VALLEY



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Case No. PZ 93-17-Z/FP

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

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

1. School too close to Hwy 205 - should be more centrally located ^{in shape} to better serve developments to the North e.g. Harlan Park. w/ connecting streets so children can get school w/out travelling on 205
 2. The Park should be centrally located for safety reasons
 3. NO SIDEWALKS for them to walk / ride bikes to park
- I feel the safety of our children is a priority factor. Not reasonable price of a piece of land that is less desirable for development

Signature Cynthia A. Welch
 Address 1905 Hidden Valley



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Case No. PZ 93-17-Z/FP

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

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

1. Ridge Rd W. and 205 are not constructed to handle that kind of traffic
2. We can't afford any more taxes
3. That plot is too small for a quality school and campus

Signature Sandra M. Lingner

Address 1270 Shores Court



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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. Too much activity (i.e. - park & school site, additional homes) near the 205 / Ridge Road West intersection
2. The addition of an elementary school would require the installation of sidewalks throughout the shores - The city ^{or school district} should cover this expense and most probably, will be unwilling to do so
3. Traffic volumes and speed on Ridge Road West are currently out of control - the addition of the park and most especially the school would require additional police to enforce reasonable speeds in this particular area

Signature Marguerite Brundock

Address 1940 Hidden Valley



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

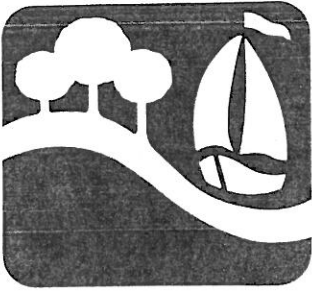
Case No. PZ 93-17-Z/FP

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. Density of children is greater in other ^{areas} ~~other~~ which I would preserve convenience of neighborhoods.
2. ~~I~~ eliminate busing expenses; need area opened between Lakeshore & Shores ^{state} Blvd.
3. Safety of children on a busy farm road from traffic which moves at a higher rate of speed than within a neighborhood. This is an area which is already heavy with traffic at a time when children would be starting their day -

Signature Janene Sparks
Address 1360 Shores Circle



CITY OF ROCKWALL
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Hilda Crangle
City Secretary

Case No. PZ 93-23-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. Residential Area
2. Traffic problems
3. Fence

Signature Katherine Langer
Address 606 Sevier Ct



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City Secretary

Case No. PZ 93-17-Z/FP

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. Need for another elem. school.
3. Would love to have a park!

Signature Josée West
Address 1925 Wind Hill



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. A NEW SCHOOL IS NEEDED MORE SOUTH OF I 30. (HEATH AREA)
2. INCREASED TRAFFIC IN OUR AREA.
- 3.

Signature Robert Hitt

Address 1540 MEADOWS CIRCLE



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City Secretary

Case No. PZ 93-17-Z/FP

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. ANY PARK IN THE SHORES SHOULD BE MORE CENTRALLY LOCATED -
2. I DON'T BELIEVE A SCHOOL WITH ITS CONGESTION IN TRAFFIC IS NEEDED OR DESIRED.
3. NOT CONDUCIVE TO THE QUIET NEIGHBORHOOD MOST PEOPLE HERE DESIRED OR EXPECTED.

Signature William F. Halder

Address 1570 CHAMPION DR



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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. INCREASE IN TRAFFIC THROUGH THE SHORES
2. UNSAFE CONDITIONS FOR CHILDREN TO WALK TO SCHOOL (NO SIDEWALKS)
3. MORE STRATEGIC AND DESIREABLE LOCATION THROUGHOUT ROCKWALL COUNTY. IF TIME WAS TAKEN TO STUDY OVERALL GROWTH OF ROCKWALL.

Signature Phil Crangle

Address 1040 Ridge Rd. Ct



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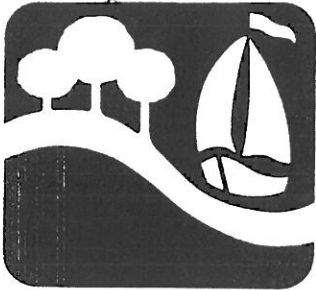
Case No. PZ 93-17-Z/FP

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. Unnecessary traffic, congestion, etc.
2. Did not pay to ~~have~~ line next to school, or park
- 3.

Signature Jim Jefferson
Address 1503 Hummer



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. Moved to the Shores to avoid traffic congestion.
2. I'm not sure, but I think this will hurt property value.
3. Is another school really necessary, since we have a ~~fairly~~ relatively new school in North Shore? If so, why this location?

Signature R. H. [Signature]

Address 1420 Meandering Way



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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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

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

1. Congestion of traffic in area
2. Will alter the look of the entrance!
- 3.

Signature Londie David Overstreet
Address 1300 Shores Circle

Case No. PZ 93-17-Z/FP

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 traffic on 205.*
2. *Increased traffic on Ridge Road*
- 3.

Signature *Gary Jones*

Address *1717 Plummer*

Case No. PZ 93-17-Z/FP

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

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

1. A school does not belong in a country club development.
2. 205 entrance is busy enough & site of many accidents, it
3. would cause a great bottle neck w/ parents coming to pick up kids + school buses trying to
get into development.

Signature Claudia Holt

Address 1970 Hidden Valley

Case No. PZ 93-17-Z/FP

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

School okay - See below

I am opposed to the request for the reasons listed below

opposed to Park area

1. *- Park area is not suitable for playground and ball areas.*

2. *- School would be okay if landscaped and brick wall divided it from "Housing Area"*

3. *- Need to have sidewalks all along Ridge Road West for sake of safety for children*

Signature *Lynne + Jack Hogan*

Address *1405 Neandering Way*

Case No. PZ 93-17-Z/FP

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

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

1. Country Club Community does not need a school
2. School traffic with more buses will ↑ congestion and ↑ problems
3. ↑ in congestion, traffic, etc will in the long run decrease property values

~~Blanco~~
Signature Mrs. Harold Blom

Address 1635 Shores Blvd

4. If I had wanted a school & a park I would have moved into a less expensive area.

Case No. PZ 93-17-Z/FP

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 WANT SCHOOL
2. BAD APPEARANCES IN ENTRANCE TO STORES
- 3.

Signature [Handwritten Signature]

Address 1960 RIDGE CREST PL
Rockwall TX 75087

Case No. PZ 93-17-Z/FP

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. School doesn't belong in a Country Club community
2. will decrease Property Value, The Country Club Provides all the Recreation needed.
3. The Park + School would create additional Traffic congestion. This would also increase the security Risk for property owners if I wanted a school, Park in my Neighborhood I would have built a house in a neighborhood which provided this

Signature

[Handwritten Signature]

Address

1635 Shines Blvd
Rockwall, TX 75087

Case No. PZ 93-17-Z/FP

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 traffic at the entrance to the shops
2. Public park brings more people into the area.
3. When we moved here we assumed it was strictly residential.

Signature Kathleen + John Turrow

Address 1390 Meandering Way

Case No. PZ 93-17-Z/FP

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. BAD location - cause traffic
2. problems ; expose children
3. to unsafe situation

Signature Royne [Signature]

Address 1655 Shores Blvd

Case No. PZ 93-17-Z/FP

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

I am opposed to the request for the reasons listed below

XXXXXX

pedestrians

1. Hwy 205 is a major traffic hazard for vehicles & pedestrians.
2. Site is remotely located from the majority of homes. Access to it via busy Ridge Rd W is not practical for young children. Also there are no sidewalks to facilitate safe passage.
3. If visible from Hwy 205, the park may create an "attraction" to transients thus endangering the local security.

Signature Stacey Hawalker

Address 1845 Hidden Hills

Case No. PZ 93-17-Z/FP

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 did not buy a home in "The Shores" with good deed-restrictions, planned home sites to have an
 2. Elementary School go up within 7 blocks of me.
 3. Traffic on Bridge Ad-Hest would be in tolerable, school buses, extra cars, delivery trucks, etc.
- Noise level - play ground activities, ball games, etc

Signature Pammi F. Cunningham

Address 1190 Bridge Ad-Hest

Case No. PZ 93-17-Z/FP

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. Traffic Congestion
2. Not in the image of Country Club Estates
3. Invasion of privacy
4. Noise

Signature Linda L. Chase

Address 1990 Wind Hill Rd.

There is plenty of road
in this end of town that
is not right at the entrance to the shores.

Case No. PZ 93-17-Z/FP

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. LOCATION WOULD CAUSE UNREASONABLE TRAFFIC, NOISE,
and other disturbances in a RESIDENCIAL AREA, DECREASING
OUR PROPERTY VALUES.

2. Since this Country Club does NOT consist of starter
homes, the majority of the students would be
coming from outside the development.


3. would exersacerbate an
already bad problem of
traffic on SH 205 at
the entrance to the
Shores.

Signature

Address

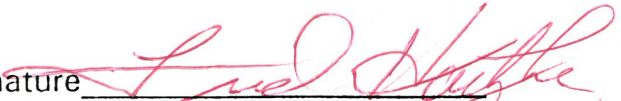
Shawn D. Easteter
1990 RidgeCrest Place

Case No. PZ 93-17-Z/FP

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. Prop Valves
2. TRAFFIC Flow
3. PARK good.

Signature 

Address 1305 Ridge Rd W

Case No. PZ 93-17-Z/FP

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 traffic
2. The area seems to be a Country Club community environment in which a school would not seem to fit in the Master Plan
3. For those homes that will be next to the school I think would see Property values decrease. People want to be close to a school, but not next door.

Signature [Handwritten Signature]

Address 1920 Wind Hill

Case No. PZ 93-17-Z/FP

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. TRAFFIC CONGESTION AT THE ENTRANCE TO THE SHORES AND ON 205
2. INCREASED TRAFFIC ON RIGGS RD W. FROM PARENTS AND BUSES DROPPING CHILDREN OFF AT SCHOOL. -
3. WE WOULD LIKE TO KEEP THE NEIGHBORHOOD THE WAY IT IS. RESIDENTIAL - SINGLE FAMILY HOMES. THERE IS PLENTY OF PROPERTY THAT FRONTS HWY 205 TO BUILD A SCHOOL.

Signature Jaal Thompson

Address 1225 Riggs Rd. W.

Rockwall, Tx
75087

Case No. PZ 93-17-Z/FP

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. Increased traffic/congestion on Rt. 205.
2. Same for Ridge Road.
3. Increased noise - buses, cars - children.

Signature Connie M. Jones

Address 1717 Plummer Dr.

Case No. PZ 93-17-Z/FP

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

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

1. The "Shores" is a club atmosphere - let's keep it that way -
out the school in "Chandler's Landing".
2. The property was supposed to be originally for homes -
what happen?
3. The traffic congestion would be unfair to those of us
getting in and out of the area.

Signature Margaret J. Stepe
Address 1860 Wind Hill Rd
Rockwall, TX 75087

Case No. PZ 93-17-Z/FP

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 believe it will bring property values down
2. Extra thru traffic (we already have enough)
3. I did not move to this area for easy access to a school or park

Signature Carolyn A. Grezy

Address 1313 Meandering Way

Case No. PZ 93-17-Z/FP

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. Traffic
2. Noise, invasion of privacy
3. Not a promotional asset for country club estate.

Signature Linda S. Chase

Address 1490 Wind Hill Rd

Case No. PZ 93-17-Z/FP

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

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

1. *I would enjoy having a park & school close by.*
- 2.
- 3.

Signature Mahmut Tokuz

Address 1855 Wind Hill Rd.

Case No. PZ 93-17-Z/FP

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

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

1. My three kids will be able to go to an in neighborhood school
- 2.
- 3.

Signature M. J. Yarbough

Address 1600 Plummer Dr.

Case No. PZ 93-17-Z/FP

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

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

1. Education is important.
2. Neighborhood schools are important.
3. When you quit growing if you start dying.

Signature

Harold S. Mendenhall

Address

1336 Shores Cr.

Case No. PZ 93-17-Z/FP

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

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

1. I believe it will improve our resale chances on our home.
2. It will improve our police protection -
3. Will give the children in the area a place to play other than in the street & alleys -

Mrs. Elmer Bowhall
Signature Maude Bowhall

Address 1910 Ridge Crest Place
75087

Case No. PZ 93-17-Z/FP

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. I THINK IT WOULD BE GREAT FOR THE
2. CHILDREN IN THIS AREA TO HAVE A PARK
3. NEARBY. A SCHOOL IN THIS AREA WOULD ALSO BE FINE.

Signature Jack Jacob

Address 1360 MEANDERING WAY

Case No. PZ 93-17-Z/FP

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. It would be convenient to have a school close enough to walk to.
2. Parents + children could become better acquainted with school friends by knowing where they live.
3. _____

Children need a larger place to play so they don't have to play in the streets + everyone's yards. They could use a ball diamond.

Signature Mrs. Barbara Tokuy

Address 1855 Wind Hill Rd.

4. The land isn't being utilized much, which is a waste.
* I would rather see a park there than more houses some day.

Case No. PZ 93-17-Z/FP

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 A. Shula

Address 1745 PLUMMER DR.

Case No. PZ 93-17-Z/FP

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. Provides a school close to home.
2. Increases Property value.
3. Improves education in Rockwall

Signature

Jane R Barnett

Address

Nancy S. Barnett
1430 Meandering Way
Shores

Case No. PZ 93-17-Z/FP

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. I THINK IT WOULD BE GREAT TO HAVE A
2. PARK IN THE NEIGHBORHOOD FOR THE CHILDREN
3. TO PLAY. THE SCHOOL WOULD ALSO MAKE IT

~~_____~~ EASIER FOR THE HOME OWNERS IN THE AREA.

I HOPE YOU APPROVE THE ZONING CHANGE.

Signature [Signature]


Address 1360 MANDERING WAY

Case No. PZ 93-17-Z/FP

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 1530 CHAMPAINS DR.



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 93-17-Z/FP

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. Traffic
2. noise
3. un-known people in area

Signature Peggy Longshore

Address 1120 Ridge Rd W.

WHEREAS The Shore's Country Club Inc. is the owner of a tract of land situated in the Samuel King Survey, Abstract 131, Rockwall County, Texas, and being a part of that 20.341 acre tract of land described as Tract I, in Deed to the Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the West line of SH-205, a 100 foot right-of-way, with the Northerly line of Ridge Road West, a 100 foot right-of-way;

THENCE: Along the Northerly lines of Ridge Road West as follows: South 79 degrees 01' 37" West a distance of 42.96 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 32 degrees 30' 00", a radius of 650.40 feet, and a chord that bears South 62 degrees 40' 37" West a distance of 369.60 feet; Along said curve an arc distance of 274.60 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve; South 46 degrees 31' 37" West a distance of 230.00 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 18 degrees 06' 25", a radius of 539.45 feet, and a chord that bears South 55 degrees 34' 50" West a distance of 169.77 feet; Along said curve an arc distance of 170.46 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve South 25 degrees 22' 00" East radial to the previously described curve a distance of 20.00 feet to a 1/2" iron rod found for a corner, at which point Ridge Road West becomes an 80 foot right-of-way, said iron rod being at the beginning of a curve to the right having a central angle of 36 degrees 02' 47", a radius of 559.45 feet, and a chord that bears South 32 degrees 39' 26" West a distance of 346.19 feet; Along said curve an arc distance of 351.97 feet to a 1/2" iron rod found for a corner;

THENCE: North 0 degrees 22' 54" West a distance of 787.30 feet leaving said Northerly line to a 1/2" iron rod found for a corner on the North line of said 20.341 acre tract;

THENCE: North 89 degrees 37' 06" East a distance of 398.26 feet with said North line to a 1/2" iron rod found for a corner;

THENCE: North 89 degrees 05' 27" East a distance of 575.95 feet continuing with said North line to a 1/2" iron rod found for a corner on the West line of said SH-205;

THENCE: South 8 degrees 08' 40" East a distance of 308.41 feet with said West line to the Point of Beginning and containing 13.4000 acres of land.