

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 93-19-2 Filing Fee 1100⁰⁰ Date 4/26/93

Applicant Mahr Development Corp. Phone 392-3800

Mailing Address: 14755 Preston Road, #830
Dallas Tx 75240

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.)

See attached

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

PD-11 District Classification to
PD-11 w/uses & area requirements per SF-10 District Classification for the following reasons: (attach separate sheet if necessary)

To permit development of the property in character with neighboring properties.

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 *Robert W. Pope*
Robert W. Pope

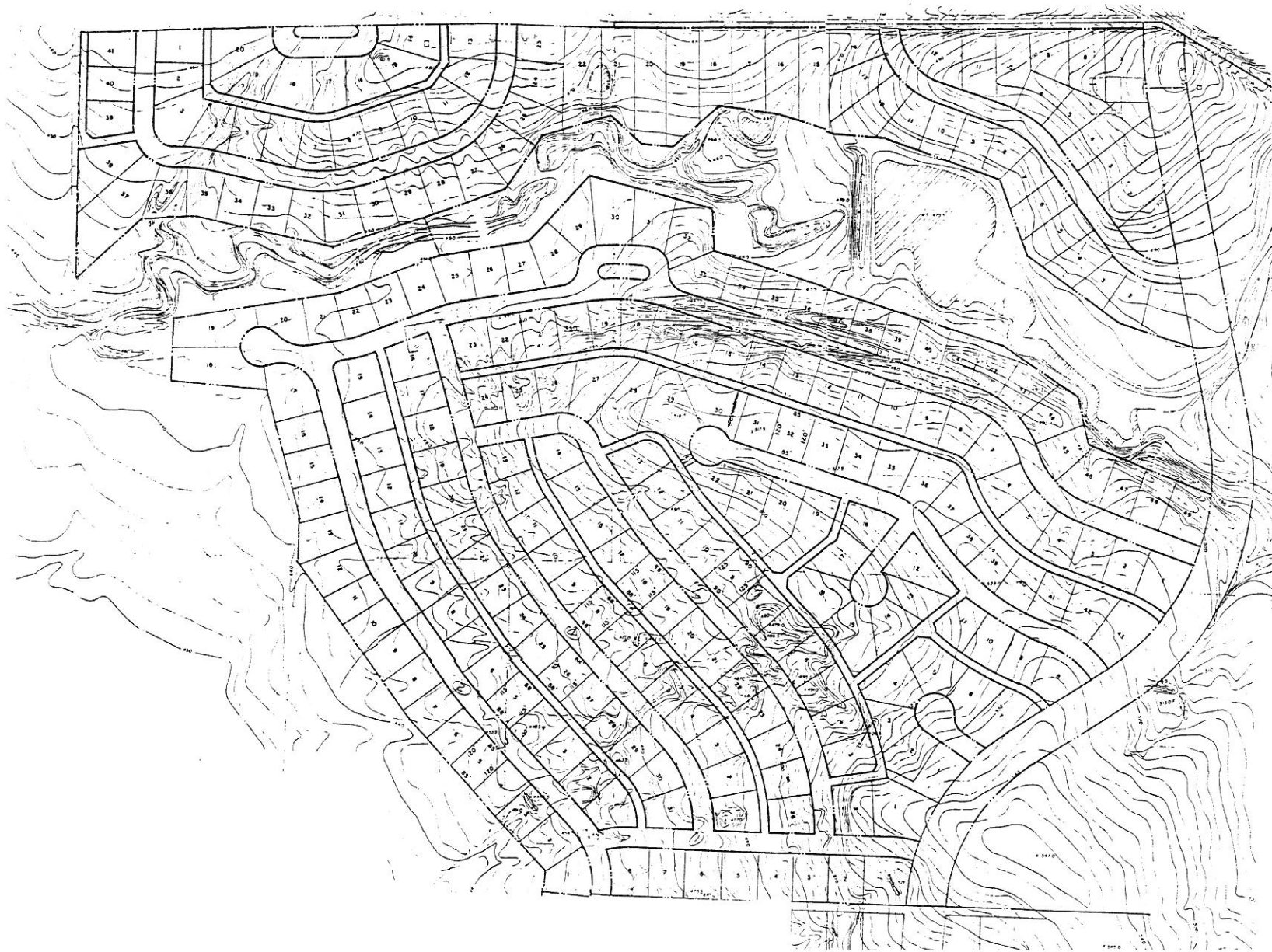
Note:

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.



STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;

THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;

THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);

THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;

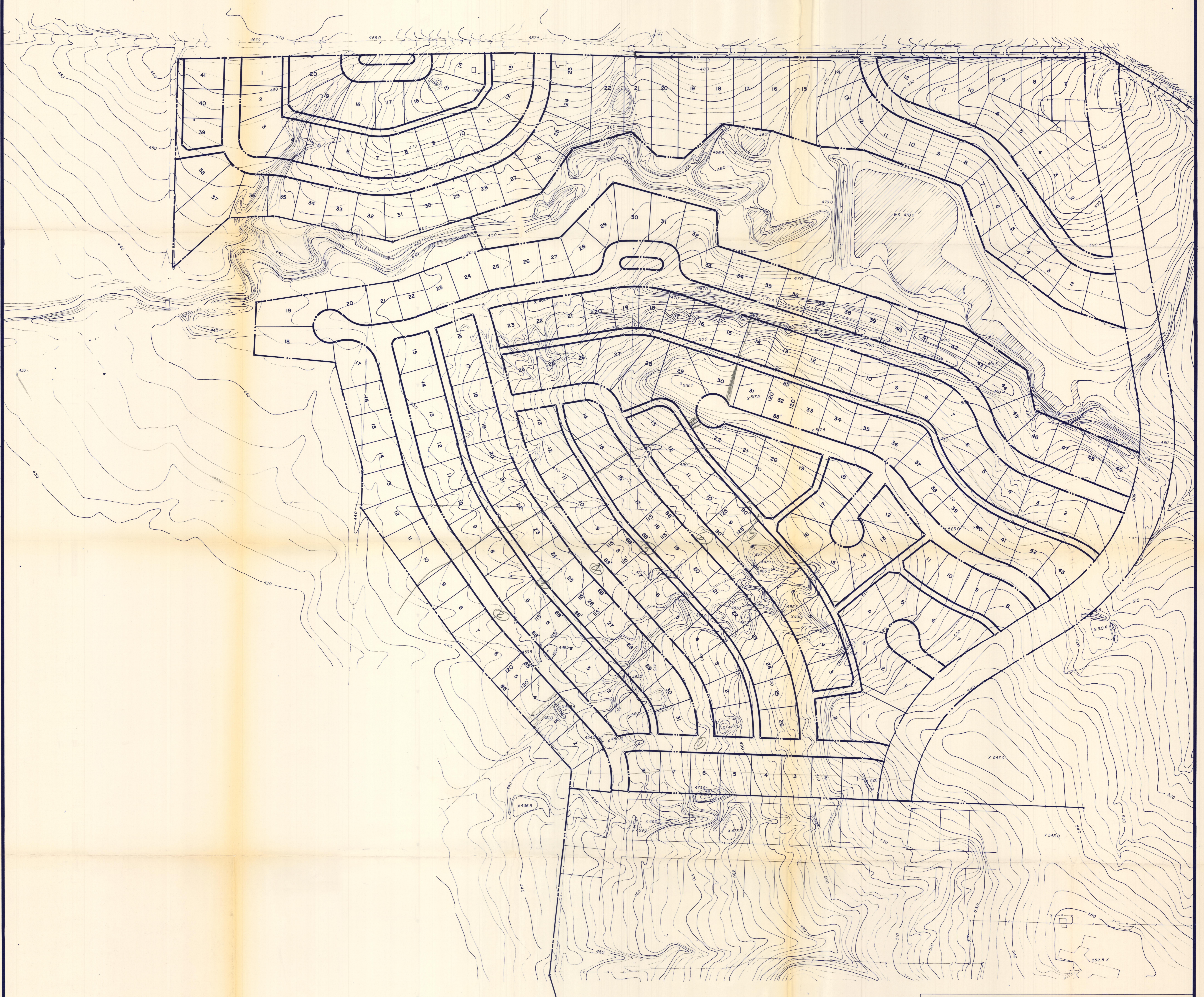
THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;

THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;

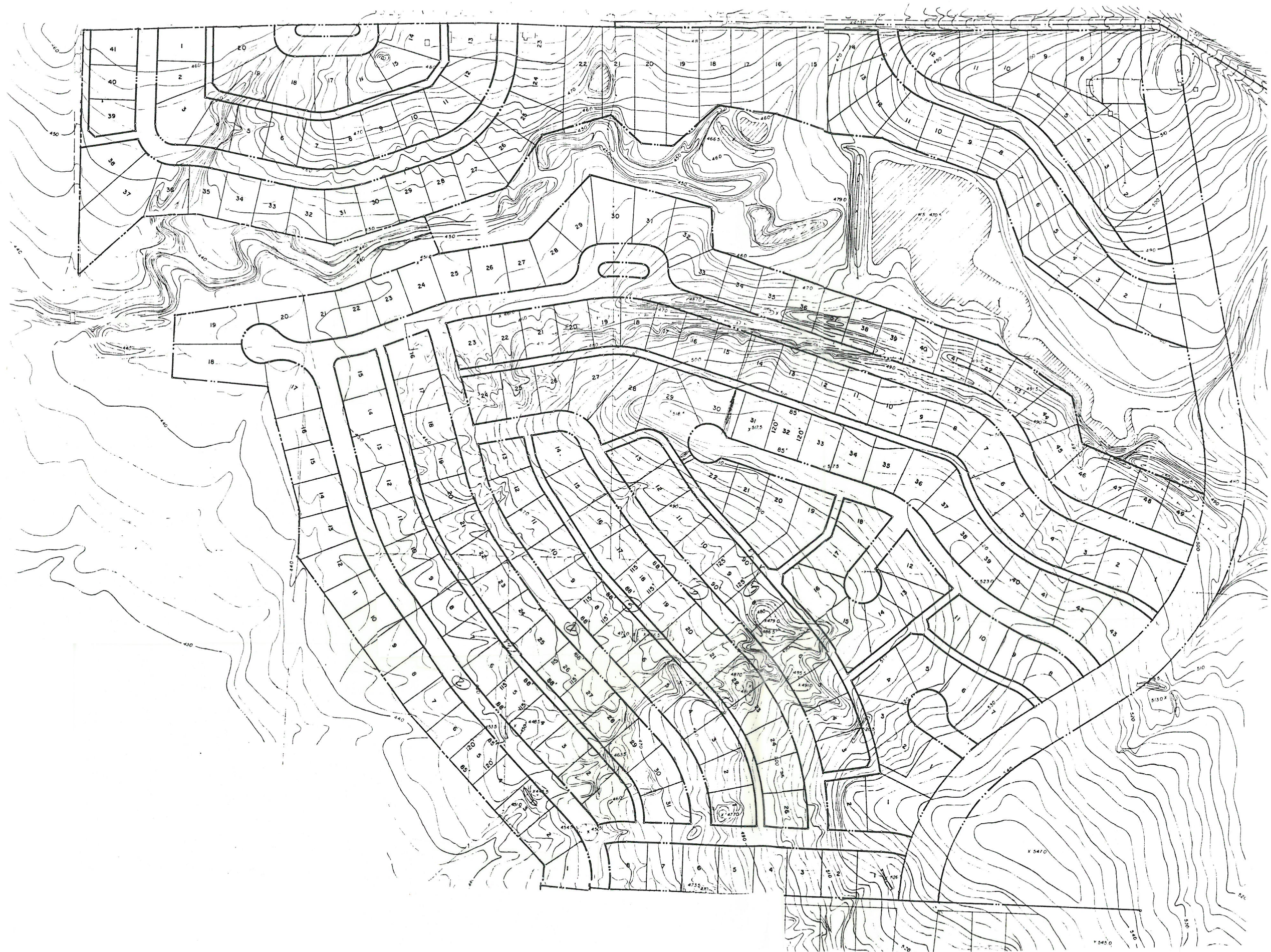
THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;

THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.



PRELIMINARY LAND STUDY
for
MAHR DEVELOPMENT
HAROLD L. EVANS CONSULTING ENGINEERS
P.O. BOX 28388 · DALLAS, TEXAS · 75228
SCALE: 1"=100' MARCH 21, 1993



BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;

THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;

THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);

THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;

THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;

THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;

THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;

THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 13, 1993

Agenda No: III. C.

Agenda Item: P&Z 93-19-Z - Hold Public Hearing to Consider Recommending Approval of a Request from MAHR Development for a Change in Zoning from "PD-11" Zoning Classification to "PD-11" Revised Planned Development-11 for Single Family Residential Uses Located on Northshore Drive between the Shores and Northshore Subdivisions

Item Generated By: Applicant, MAHR Development

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

Background Information:

We have received a request for an amendment to a portion of PD-11, which is located north of Northshore west of North Lakeshore Drive. There is currently no land use assigned to this PD. The applicant has requested zoning under the PD which would conform to the SF-10 zoning requirements. This is in conformance with the land use plan and matches the zoning to the south in the Northshore development. They have submitted a concept plan in conjunction with the request which defines a general lot layout. Our comments regarding the development are as follows:

Lot Layout

While the lot layout looks generally acceptable, we would want any approval subject to a detailed review at time of platting, including roadway alignments and intersections, and a flood study of the drainway.

Parks

This tract is in a neighborhood park district which includes this property and a portion of PD-3, the Shores. A fairly significant drainway is located through this property which is heavily treed and which also has a small lake located on it. This area encompasses approximately 12-14 acres and the developer has proposed to dedicate the area to the City for a park. Under our mandatory parkland ordinance up to one half of the required land must be located out of the flood plain. At a 1 to 2 ratio land within a floodplain may be submitted for consideration. The required park area for this development would be 1.03 acres. A portion of this area will be in the flood plain, but until a flood study is completed we will not know how much.

A second park related issue has to do with the take line area between the western edge of the site and Lake Ray Hubbard. As can be seen from the location map, there is a fairly large area of take line land. The current park plan does not provide for any lakeside parks. However, given recent interest and the fact that this is almost the last area of undeveloped shoreline that may be suitable for park purposes the possible use of this land was discussed with the Park Board.

SEE ATTACHED NOTES

Attachments:

1. Location Map
2. Concept Plan

Agenda Item: PD-11 Revised for SF

Item No: III. C.

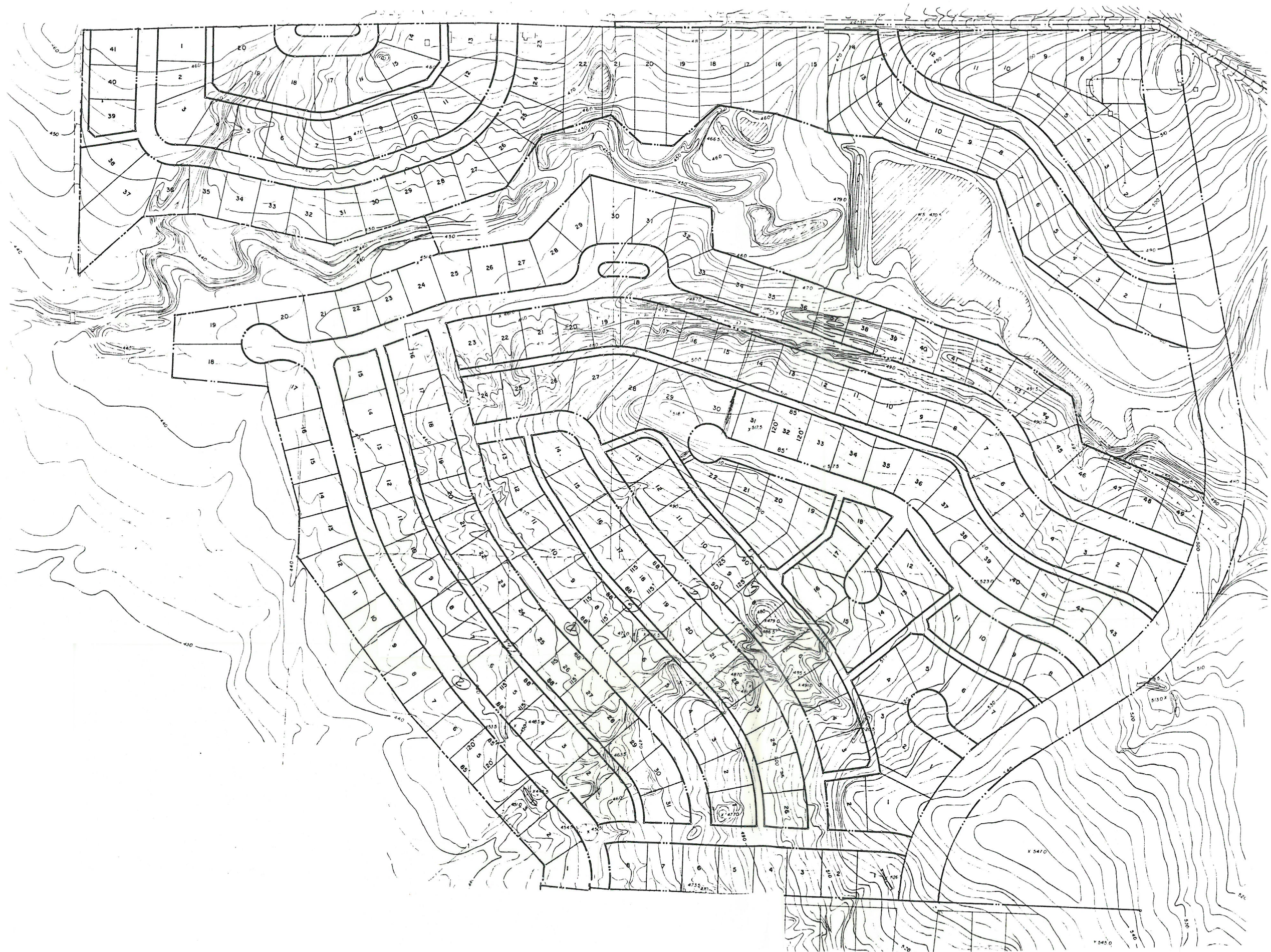
Notes Cont'd.

The Park Board has reviewed the proposal and has recommended that the area proposed for park use be approved as submitted with the following conditions:

1. That the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown
2. That access ways along both sides of the proposed park land be shown
3. That access ways be provided to Lake Ray Hubbard

We would also recommend that any final approval of the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land; that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer; that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

It should be pointed out that if this area is accepted by the City additional personnel may be needed at the time it is developed for maintenance of the additional land.



CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 17, 1993

Agenda No: V. H.

Agenda Item: P&Z 93-19-Z - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from MAHR Development for a Change in Zoning from "PD-11" Zoning Classification to "PD-11" Revised Planned Development-11 for Single Family Residential Uses Located on Northshore Drive between the Shores and Northshore Subdivisions

Item Generated By: Applicant, MAHR Development

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

Background Information:

We have received a request for an amendment to a portion of PD-11, which is located north of Northshore west of North Lakeshore Drive. There is currently no land use assigned to this PD. The applicant has requested zoning under the PD which would conform to the SF-10 zoning requirements. This is in conformance with the land use plan and matches the zoning to the south in the Northshore development. They have submitted a concept plan in conjunction with the request which defines a general lot layout. Our comments regarding the development are as follows:

Lot Layout

While the lot layout looks generally acceptable, we would want any approval subject to a detailed review at time of platting, including roadway alignments and intersections, and a flood study of the drainway.

Parks

This tract is in a neighborhood park district which includes this property and a portion of PD-3, the Shores. A fairly significant drainway is located through this property which is heavily treed and which also has a small lake located on it. This area encompasses approximately 12-14 acres and the developer has proposed to dedicate the area to the City for a park. Under our mandatory parkland ordinance up to one half of the required land must be located out of the flood plain. At a 1 to 2 ratio land within a floodplain may be submitted for consideration. The required park area for this development would be 1.03 acres. A portion of this area will be in the flood plain, but until a flood study is completed we will not know how much.

A second park related issue has to do with the take line area between the western edge of the site and Lake Ray Hubbard. As can be seen from the location map, there is a fairly large area of take line land. The current park plan does not provide for any lakeside parks. However, given recent interest and the fact that this is almost the last area of undeveloped shoreline that may be suitable for park purposes the possible use of this land was discussed with the Park Board.

SEE ATTACHED NOTES

Attachments:

1. Location Map
2. Concept Plan

Agenda Item: PD-11 Revised for SF

Item No: V. H.

Notes Cont'd.

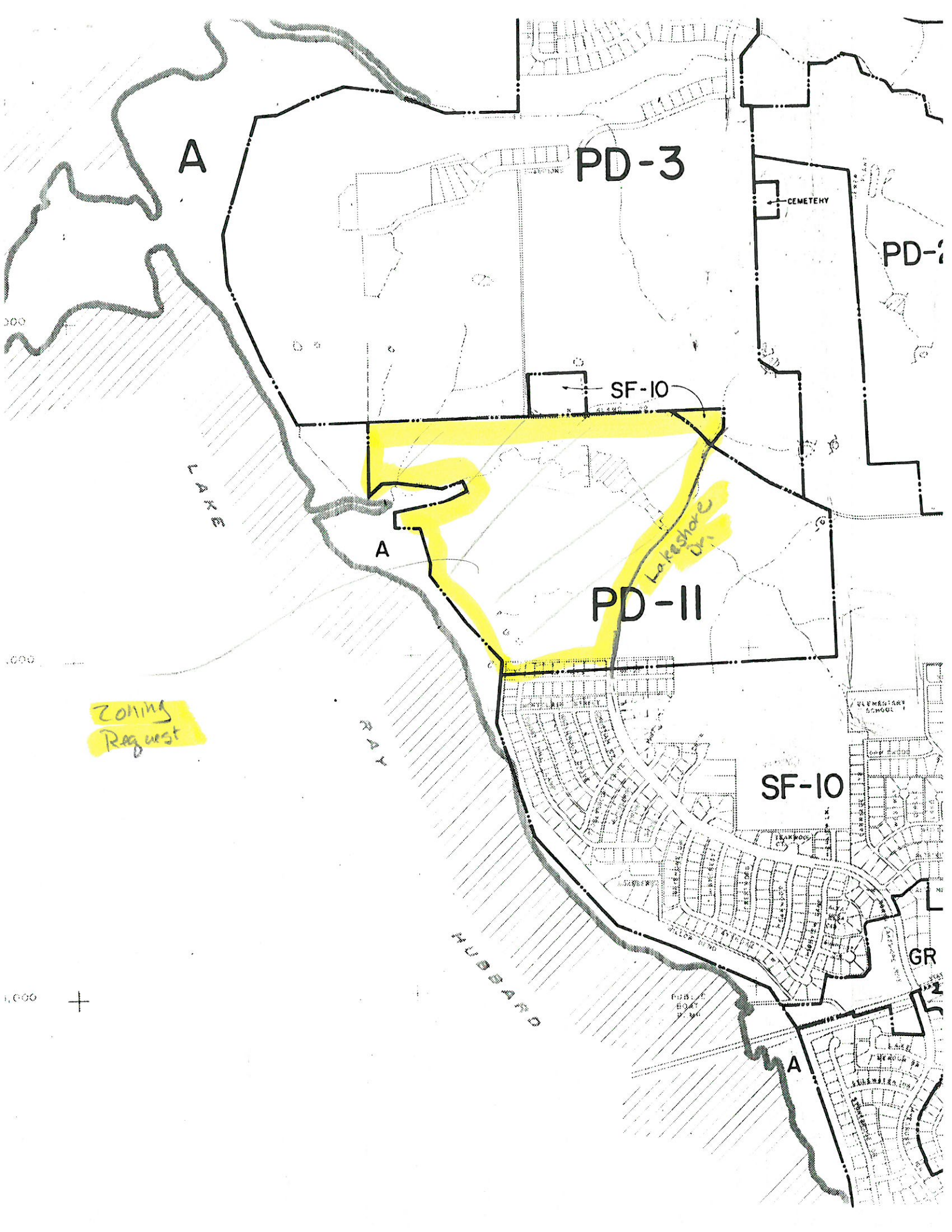
The Park Board has reviewed the proposal and has recommended that the area proposed for park use be approved as submitted with the following conditions:

1. That the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown
2. That access ways along both sides of the proposed park land be shown
3. That access ways be provided to Lake Ray Hubbard

We would also recommend that any final approval of the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land; that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer; that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

It should be pointed out that if this area is accepted by the City additional personnel may be needed at the time it is developed for maintenance of the additional land.

The Commission will consider this item at their meeting on Thursday.



A

PD-3

PD-3

CEMETERY

SF-10

LAKE

A

PD-II

Lakeshore Dr

Zoning Request

RAY

SF-10

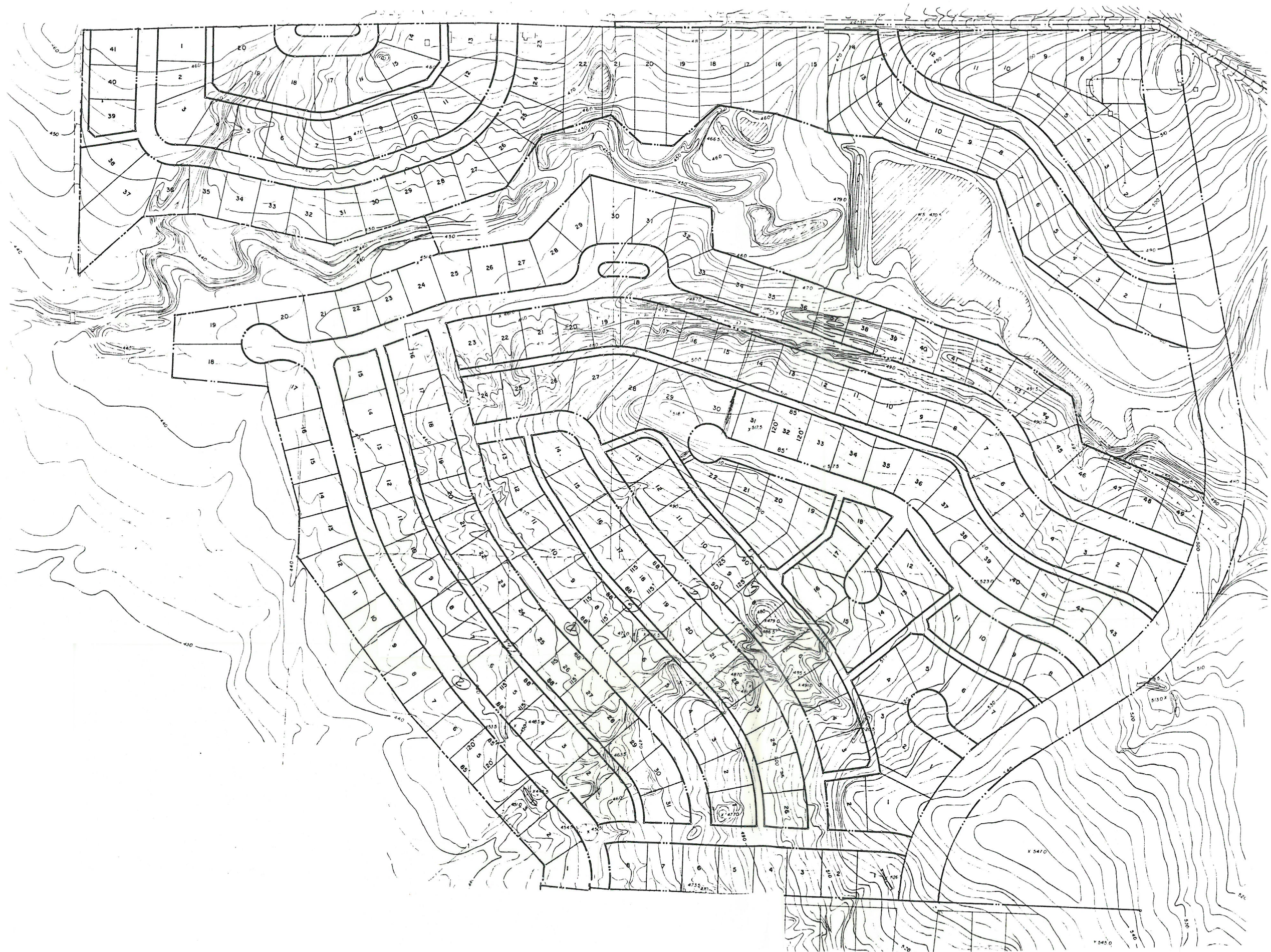
ELEMENTARY SCHOOL

HUBBARD

GR

A

1,000 +





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 MAHR Development for a change in zoning from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification for single family residential uses located on North Lakeshore Drive between The Shores and Northshore Subdivisions 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 93-19-Z

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;

THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;

THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);

THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;

THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;

THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;

THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;

THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.

PD-3
SHORES

CEMETERY

PD-29

SF-10

C

SF-10

PD-II

SF-10

NORTH SHORE

SF-10

S-3

S-5

GR

MF-15

SF-7

GR

GR

QUAIL RUN ROAD

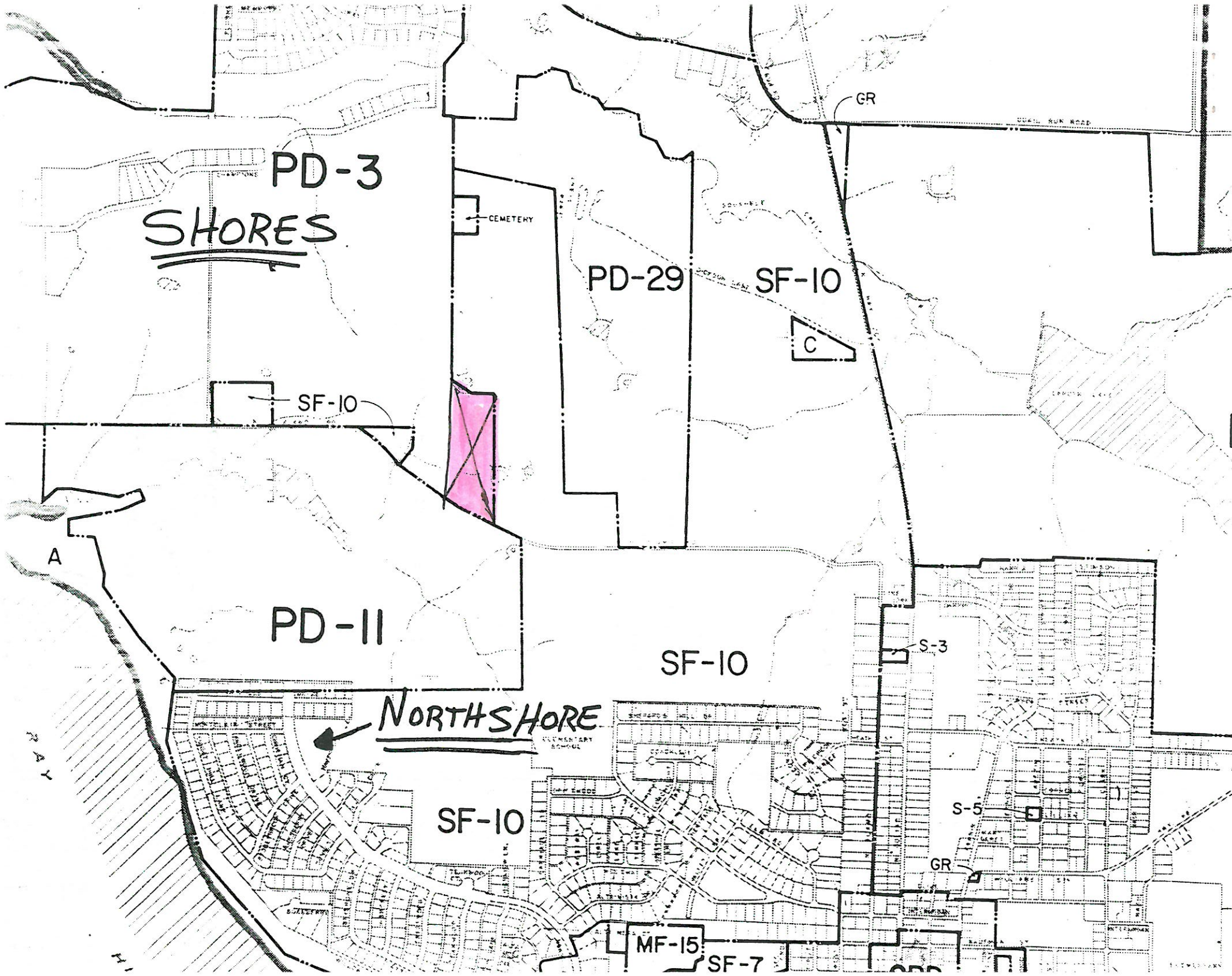
SOUTHWEST

LEPPERS LAKE

A

RAY

H



MAHR DEVELOPMENT

P42

1. VERNE DICKEY
9701 ELDWICK
POTOMAC, MD. 20854
2. WENDY HARRISON
709 SUNSET HILL
3. CHRISTOPHER KENNARD
2714 STROTHER
GARLAND, TX 75044
4. KENNETH ARMSTRONG
1615 NORTH HILLS
5. DONALD MAY
1613 NORTH HILLS
6. DENNIS BLAIR
1611 NORTH HILLS
7. MICHAEL MORGAN
1609 NORTH HILLS
8. THOMAS HANSEN
1607 NORTH HILLS
9. LUTHER CLARK
1605 NORTH HILLS
10. DAVID MARTI
1603 NORTH HILLS
11. RANDALL MUELLER
1601 NORTH HILLS
12. JAMES BICKLEY
1599 NORTH HILLS
13. JAMES SHEEHAN
1597 NORTH HILLS
14. JAMES BLACKBURN
1595 NORTH HILLS
15. JOSEPH JACKSON
1593 NORTH HILLS
16. JAMES COLE
1591 NORTH HILLS
17. WAYNE KIRKPATRICK
1589 NORTH HILLS

18. ALFRED GONZALEZ
1598 NORTH HILLS
19. JAMES MC MINN
1596 NORTH HILLS
20. ROBERT MCDANIEL
1594 NORTH HILLS
21. RICHARD PIERSON
1592 NORTH HILLS
22. RICHARD PREZIOTTI
1590 NORTH HILLS
23. JOHN TANZILLO
1588 NORTH HILLS
24. JOSEPH TIMPA
1602 NORTH HILLS
25. BEN KLUTTS
1604 NORTH HILLS
26. SAMUELL WILLIAMS
~~1606~~ 1606 NORTH HILLS
27. REY HON
1608 NORTH HILLS
28. CHRISTOPHER DARWIN
& MONIQUE KAY
1610 NORTH HILLS
29. RANDALL THOMPSON
1612 NORTH HILLS
30. CARLOS CINTRON
1614 NORTH HILLS
31. JOHN DUCA
1616 NORTH HILLS
- DR.
32. FRANK MILLER
711 S. GOLIAD
32. MRS. BESSIE CAMPBELL
P.O. BOX 634
33. WILLIAM LYNCH
P.O. BOX 2207
RANCHO SANTA FE, CA.
92067

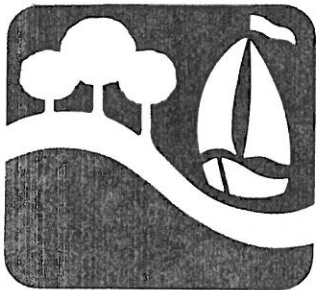
THE SHORES COUNTRY CLUB

P + Z

1. LARRY CROFFORD
3051 N. GOLIAD

2. ESTATE OF W.W. CARUTH JR.
5803 GREENVILLE AVE.
DALLAS, TX 75206-2997

3. TEXAS HERITAGE SAVINGS
P.O. BOX 880
ROWLETT, TX. 75088



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 MAHR Development for a change in zoning from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification for single family residential uses located on North Lakeshore Drive between The Shores and Northshore Subdivisions 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 93-19-Z

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

I am opposed to the request for the reasons listed below

1. The quality & integrity of the present NORTH SHORE IS MAINTAINED on up graded.
2. Please Discourage Front Entry Garages. THIS CAN
3. EASILY Be required as part of P.D. approval

Don't ALTER MASONARY Requirement

Signature Frank R. Miller

Address 220 Alta Vista

+ owner of property ADJACENT to P.D. 11

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;

THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;

THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);

THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;

THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;

THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;

THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;

THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.

