

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P12 93-38-Z/PP Filing Fee \$ 320.00 Date 11-17-93

Applicant Shepherd Place Homes, Inc. Phone 475-1100

Mailing Address: 620 Rowlett Road
Garland, TX 75045

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 13 District Classification to

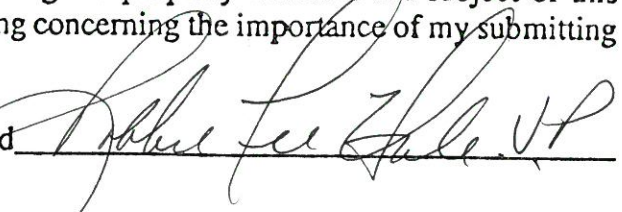
PD 13 with amended minimum depth District Classification for the following reasons: (attach separate sheet if necessary)

The adopted thoroughfare plan caused a change in the city plan.

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

Status of Applicant ² 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 

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
APPLICATION RECEIPT

Date: 11-22-93

Applicant: Shepherd Place Homes Phone: 475-1100

Address: 620 Rowlett Rd - Garland 75045

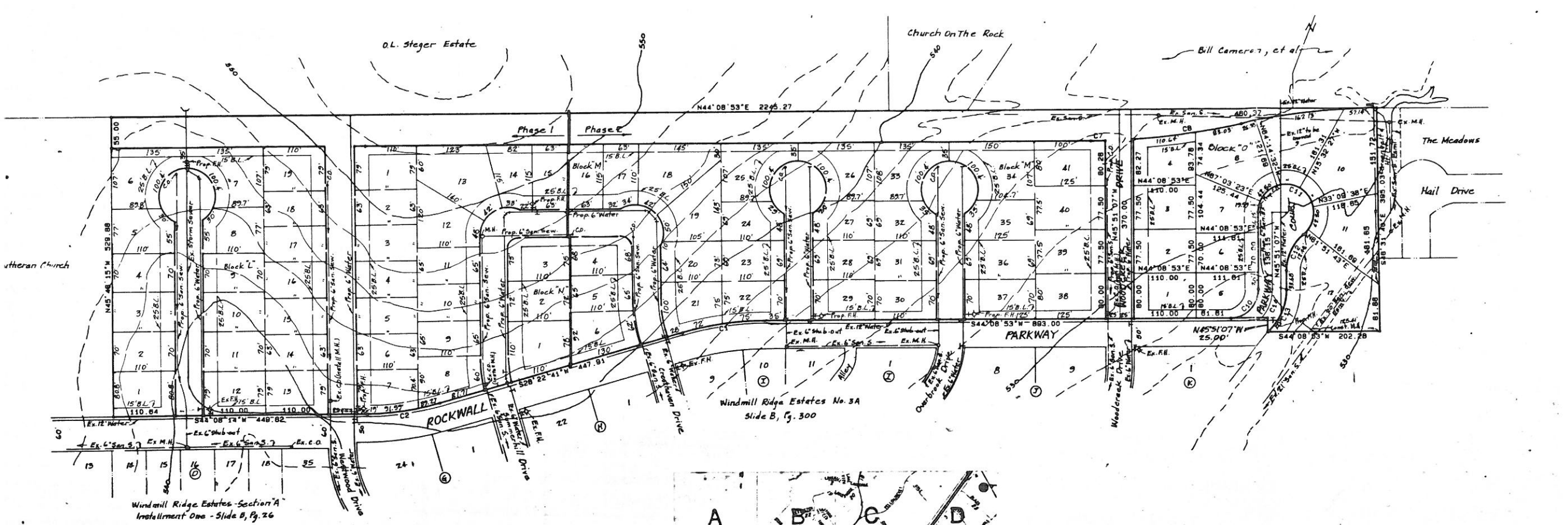
Development Name: Windmill Ridge Estates

The Following items have been received on this date by the City of Rockwall:

<input checked="" type="checkbox"/>	Zoning Change	<input checked="" type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	PD Amendment	<input type="checkbox"/>	Replat
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Filing Fee \$ <u>800-</u>		
<input type="checkbox"/>	Other _____		

With this application, you are scheduled to appear before the Planning and Zoning Commission on Nov 11, 1993 and the City Council on _____ at 7:00 p.m. at City Hall, 205 W.Rusk, Rockwall, Texas. 771-7700.

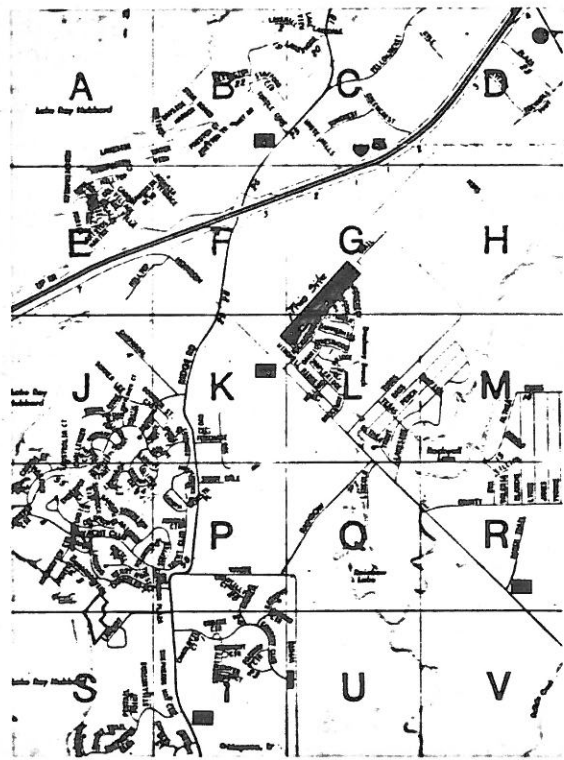
Received By: D. H. H. H.



Windmill Ridge Estates - Section A
Installation One - Slide B, Pg. 26

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S36°15'47"W	148.91	15°48'12"	535.43	147.37	74.15
C2	S36°15'27"W	130.45	15°45'33"	475.78	130.88	65.85
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C4	S52°18'04"W	44.70	12°48'53"	200.00	44.78	22.48
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C6	N53°44'13"W	54.87	15°46'12"	200.00	55.05	27.70
C7	N43°33'58"E	25.48	1°09'48"	1255.00	25.48	12.74
C8	N38°18'44"E	193.47	8°50'28"	1255.00	193.88	97.02
C9	N38°00'11"E	245.13	12°17'23"	1145.00	245.80	123.27
C10	N00°51'07"W	70.71	90°00'00"	50.00	78.54	50.00
C11	N70°08'28"E	88.87	232°01'12"	50.00	202.48	102.47
C12	S18°50'31"E	70.18	52°01'12"	80.00	72.83	36.04
C13	S21°33'24"E	82.29	48°35'25"	100.00	84.81	45.14
C14	N24°56'48"W	53.52	41°48'37"	75.00	54.73	28.85
C15	N53°44'13"W	81.73	15°48'12"	225.00	81.93	31.18
C16	N52°25'52"W	51.56	13°08'30"	225.00	51.87	25.95



LOCATION MAP
Scale: 1" = 2,000'

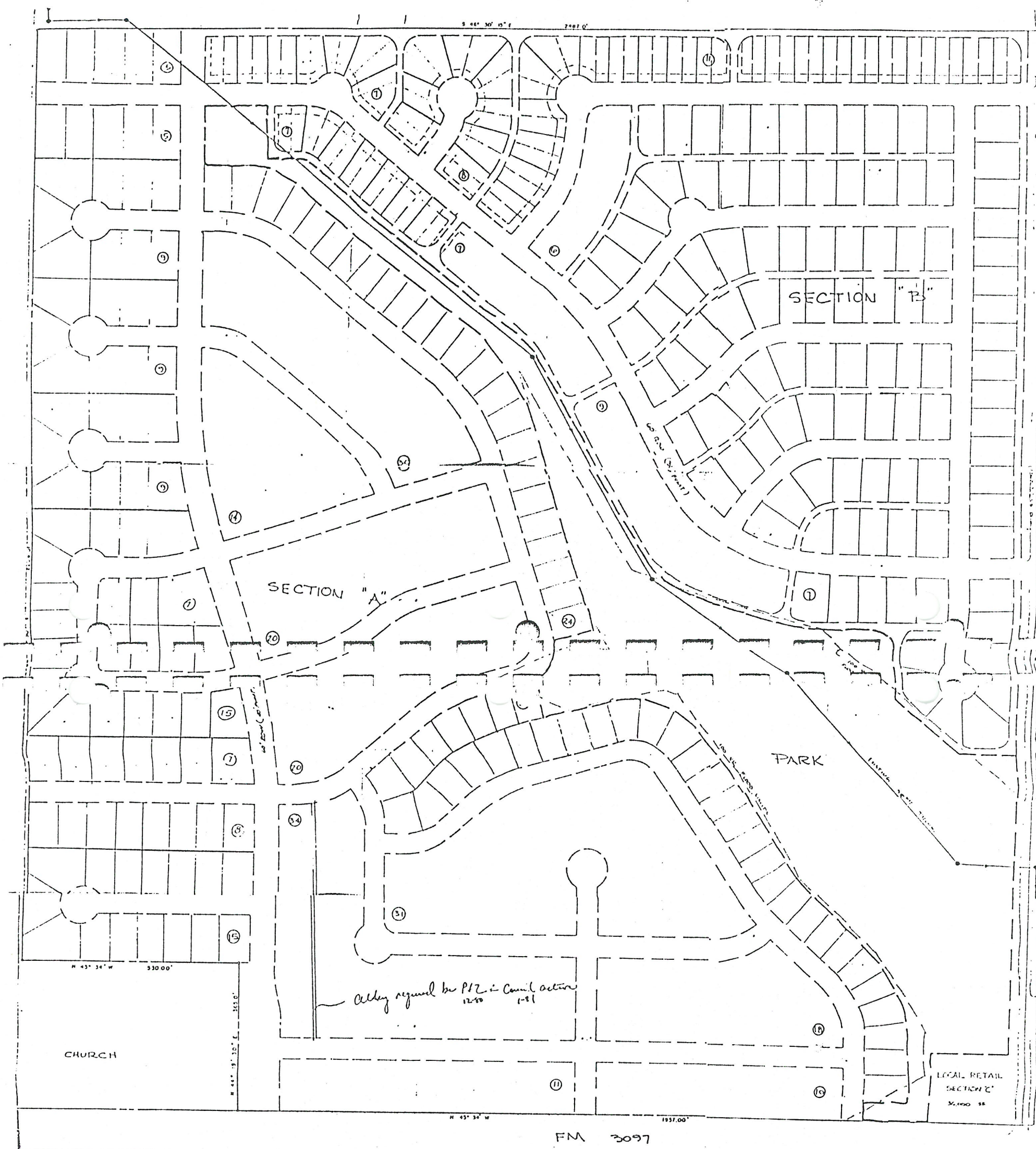
ZONING = PART OF PD-13
MINIMUM LOT SIZE = 6,600
TYPICAL LOT SIZE = 63'x111'
AREA = 22.1381 ACRES
78 PROPOSED LOTS

REVISED: 11-9-93

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

SCALE	DATE	JOB NO.
1"=100'	10-21-93	9375

"PRELIMINARY"
WINDMILL RIDGE EST
J. SMITH SURVEY, ABSI
CITY OF ROCKWALL, ROCKWALL, TEXAS
Shepherd Place Homes, Inc.
14 Road - Garland, Texas 75043
620



Ord 81-5

CONCEPT PLAN
WINDMILL RIDGE - ROCKWALL TEXAS
 A PLANNED UNIT DEVELOPMENT

SECTION	MIN. LOT SIZE	USE	UNITS	ACRES	DENSITY
SECTION "A"	60 x 110	SINGLE FAMILY	337	81.1	4.16
SECTION "B"	70 x 110	TWO FAMILY	344	41.0	
SECTION "C"		LOCAL RETAIL	(172 LOTS)	0.75	
THOROUGHFARE ROW.				4.90	
PARK					
TOTALS			681	17.25	145.0

CC

Windmill Ridge

in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 13 on the following described property:

BEING a tract of land in the James Smith Survey, Abstract No.200, Rockwall County, Texas, and being in the same tract of land conveyed to Forney Land Development Corporation by Deed and recorded in Vol. 70, Pg. 461, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for a corner on the Northeast line of F.M. Road No. 3097, THENCE N. 44° 52' 59" E., 20.0 feet from the Southeast corner of the James Smith Survey, said POINT OF BEGINNING also being in the center of a county road;

THENCE, N. 45° 5' 20" W., with the Northeast line of F.M. Road No. 3097, 2487.0 feet to an iron rod for a corner on the Southeast line of a 73.9-acre tract of land conveyed to Emily Sue Whitehead and O. L. Steger, Jr., by Deed and recorded in Vol. 87, Pg. 148, Deed Records of Rockwall County, Texas;

THENCE, N. 44° 54' 44" E. with a fence line and the Southeast line of said 73.9-acre tract 2609.01 feet to an iron rod for a corner on the Southwest line of a tract of land conveyed to J. L. Peoples by Deed, recorded in Vol. 43, Pg. 136, Deed Records of Rockwall County, Texas;

THENCE, S. 45° 53' 52" E. with a fence line and said Southwest line of the Peoples Tract 2487.0 feet to an iron rod in the centerline of county road for a corner;

THENCE, S. 44° 52' 59" W. with the center of said county road 2644.1 feet to a point for a corner, the POINT OF BEGINNING containing 149.97 acres of land, more or less.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 13 shall be used only in the manner and for the purposes...



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Preliminary Plat of Windmill Ridge Estates - Shepherd Place Homes, Inc.
DATE: October 28, 1993

Issue:

We have reviewed the above referenced subject and offer the following comments:

Comments:

1. The residential use proposed for this site is not in agreement with the Comprehensive Plan. The Comprehensive Plan indicates this site as being commercial. However, the PD, developed in 1981, pre-exists the Comprehensive Plan, which was developed in 1984. The proposed preliminary plat is in compliance with zoning as approved for this location.
2. Woodcreek and Westwood Drive should be shown as through streets. The other streets should cul-de-sac.
3. The applicant will need to provide funds in lieu of parkland, at the time of final platting.
4. The appropriate street dedication, and the financial commitment as required by the City Engineer, will need to be provided.

**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Rezoning of PD containing Windmill Ridge Estates
DATE: December 4, 1993

Comments:

1. The original PD required a minimum lot depth of 110 feet. Because of physical limitations placed upon this site, it has been determined that it is not possible to develop the site in accordance with the drawing provided in the PD. Therefore the applicant has proposed to revise the PD to allow lot depths of 100 feet minimum on nine lots.
2. We recommend that the applicant designate which lots are to be revised and that the drawing containing those lots be included as an exhibit with this zoning request.



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Preliminary Plat of Windmill Ridge Estates - Shepherd Place Homes, Inc.
DATE: December 4, 1993

Issue:

We have reviewed the above referenced subject and offer the following comments:

Comments:

1. The residential use proposed for this site is not in agreement with the Comprehensive Plan. The Comprehensive Plan indicates this site as being commercial. However, the PD, developed in 1981, pre-exists the Comprehensive Plan, which was developed in 1984. The proposed preliminary plat is in compliance with zoning as approved for this location.
2. Several lots within this preliminary plat are not in compliance with the area requirement for depth as required in the PD. We would recommend that the applicant pursue revising the zoning on the PD to accommodate the proposed lot depths as proposed on the preliminary. The revision to the PD will need to be received prior to receiving approval of this preliminary plat.
3. The appropriate street dedication, and the financial commitment as required by the City Engineer, will need to be provided.
4. With the exception of the above listed items, this proposal appears to satisfy the original PD concept and the rules and regulations pertaining to platting of land by the City of Rockwall.

SHEPHERD PLACE HOMES
620 Rowlett Road
Garland, TX 75043

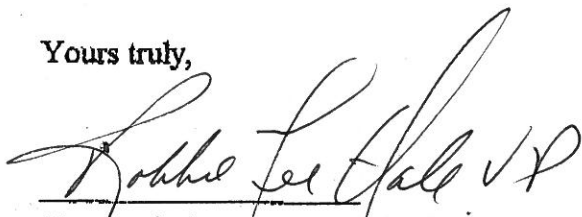
January 7, 1994

City of Rockwall
Attn: Mr. W. L. Douphrate II, P.E.
205 West Rusk Street
Rockwall, TX 75087

Gentlemen:

On the advice of the City Plan Commission, we wish to withdraw our request for an amendment to Planned Development - 13 and request approval of the preliminary plat as presented at the workshop on January 6, 1994.

Yours truly,



Shepherd Place Homes



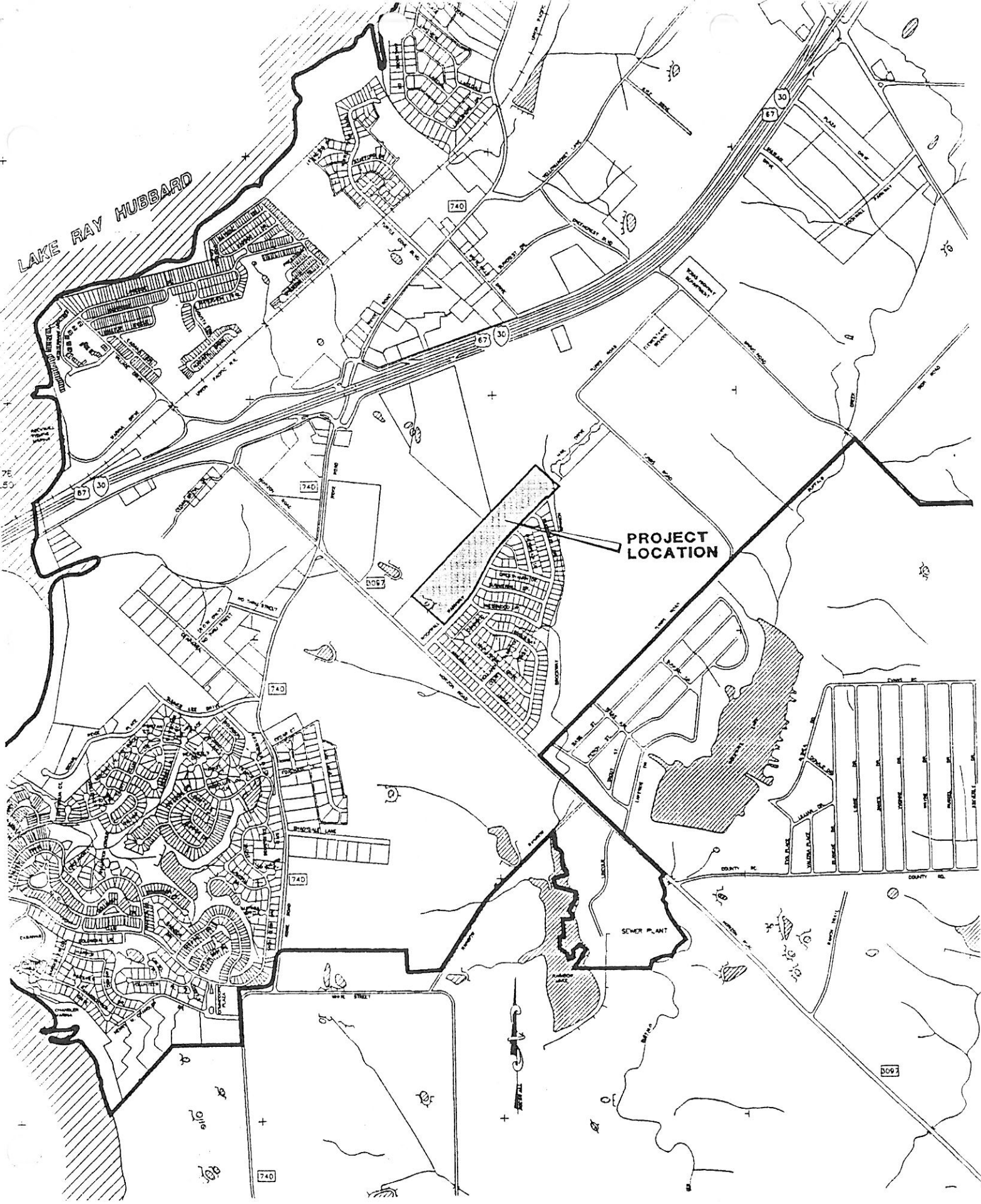
MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-38-PP (Windmill Ridge No. 3B)
DATE: January 7, 1994

The applicant is requesting approval of a preliminary plat. This plat is a 78 lot subdivision. It is the continuation of an approved Planned Development (PD 13). The area dimensions are in compliance with the requirements of the PD. In addition, this layout is in agreement with the stree and lot layouts indicated in the PD.

We would recommend approval of this preliminary plat on the grounds that it satisfies all the requirements of the approved PD 13 ordinance.

LAKE RAY HUBBARD

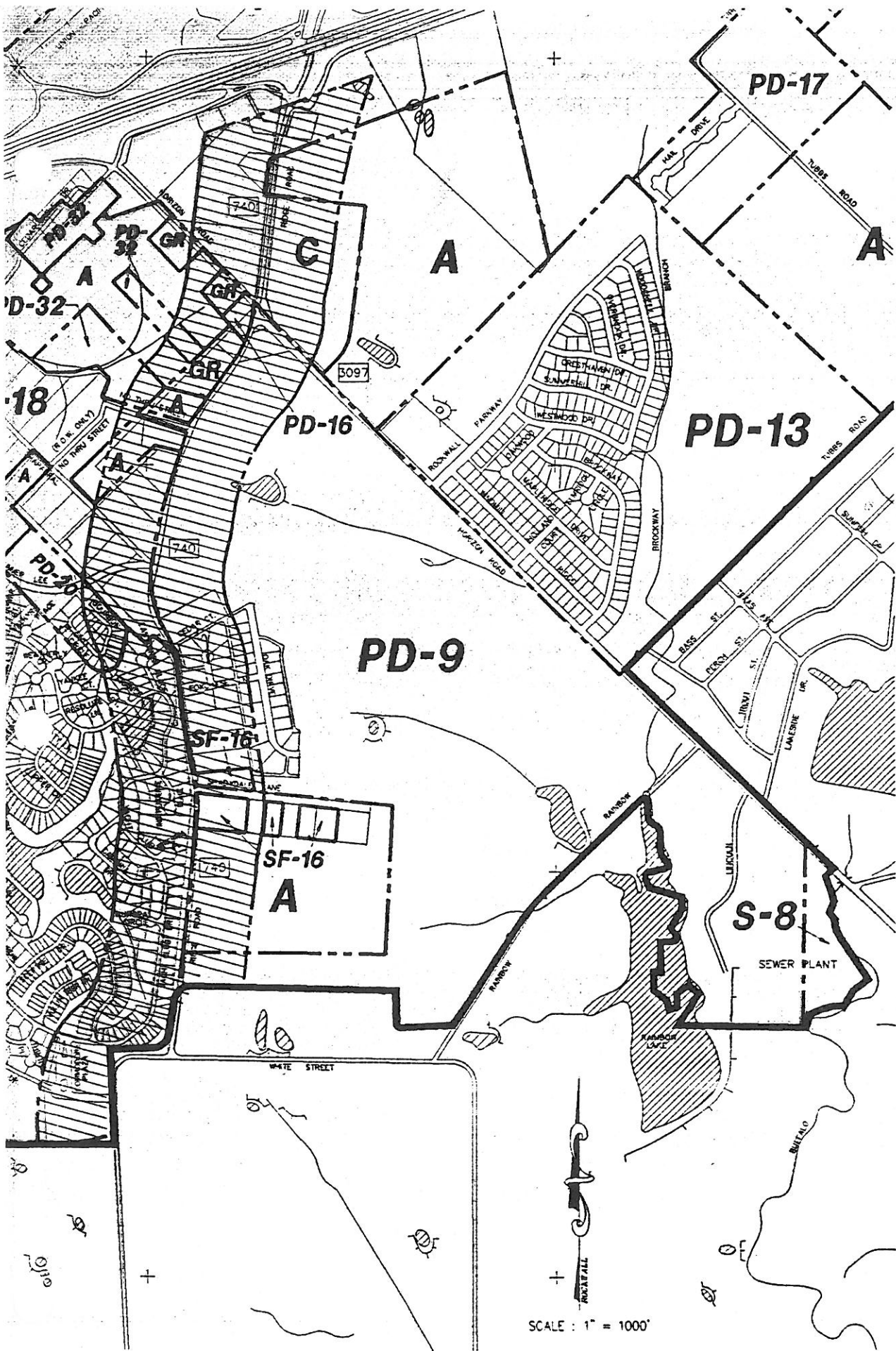


PROJECT LOCATION

SEWER PLANT



LOT NO.	OWNER
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...



SCALE : 1" = 1000'

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
205 WEST RUSK
November 11, 1993
7:00 P.M.

- I. Call To Order
- II. Approval of Minutes
- III. Public Hearings

P&Z 93-37-Z - Hold Public Hearing and Consider Recommending Approval of a Request from First Madison Bank for a change in Zoning from "MF-15" Multi-Family 15 and "GR" General Retail zoning classification to "PD" Planned Development zoning classification for property located at 1000 Yellow Jacket Lane and further described as Canyon Ridge Apartments.

- IV. Preliminary Plat/ Site Plan

P&Z 93-38-PP - Discuss and Consider Recommending Approval of a Request from Harold Evans for a Preliminary Plat for Windmill Ridge Estates / Shepherd Place Homes for a tract of land located on FM 3097.

P&Z 93-39-SP - Discuss and Consider amendment to General Retail Zoning Ordinance.

- V. Work Session

Discuss proposed amendment to "PD-5" Planned Development.

- VI. Adjournment

PLANNING AND ZONING COMMISSION MINUTES
November 11, 1993

Call To Order

Van Ewing called the meeting to order at 7:00 p.m with the following members present; Art Ruff, Dennis Mitchell, Terry Raulston, and Ginger Baugh. James Greenwalt and Pat Friend were not present.

PZ 93-37-Z Hold Public Hearing and Consider Recommending Approval of a Request from First Madison Bank for a change in Zoning from "MFG-15" Multi Family 15 and "GR" General Retail zoning classification to "PD" Planned Development zoning classification for a tract of land located at 1000 Yellowjacket Lane and further described as Canyon Ridge Apartments.

Van Ewing asked Dennis Mitchell to act as Chairman during the first case due to a conflict of interest as Van Ewing represents First Madison Bank on other properties in Rockwall.

Douphrate outlined the applicant's request for the commission and recommended approval of the request provided the maximum density of 22.3 be permitted and an As Built Development Plan be submitted for record.

Steve Church representing the First Worthington Company addressed the commission. He explained to the commission that the property had been foreclosed on and the prospective buyer was unable to get financing for the property until it conforms to proper zoning.

After considerable discussion regarding the case Dennis Mitchell made a motion to approve the request from "GR" to "PD" provided that a maximum density of 22.3 units per acre and an As Built Development Plan be submitted for record. Ginger Baugh seconded the motion. The motion was voted on and passed unanimously.

Van Ewing returned as Chairman.

PZ 93-38-PP Discuss and Consider Recommending Approval of a Request from Harold Evans for a Preliminary Plat for Windmill Ridge Estate/ Shepherd Place Homes for a tract of land located on FM 3097.

This case was tabled to a later date.

PZ 93-39-SP Discuss and Consider amendment to the General Retail Zoning Ordinance.

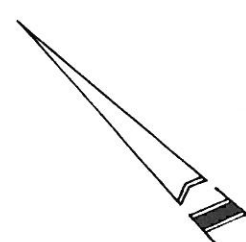
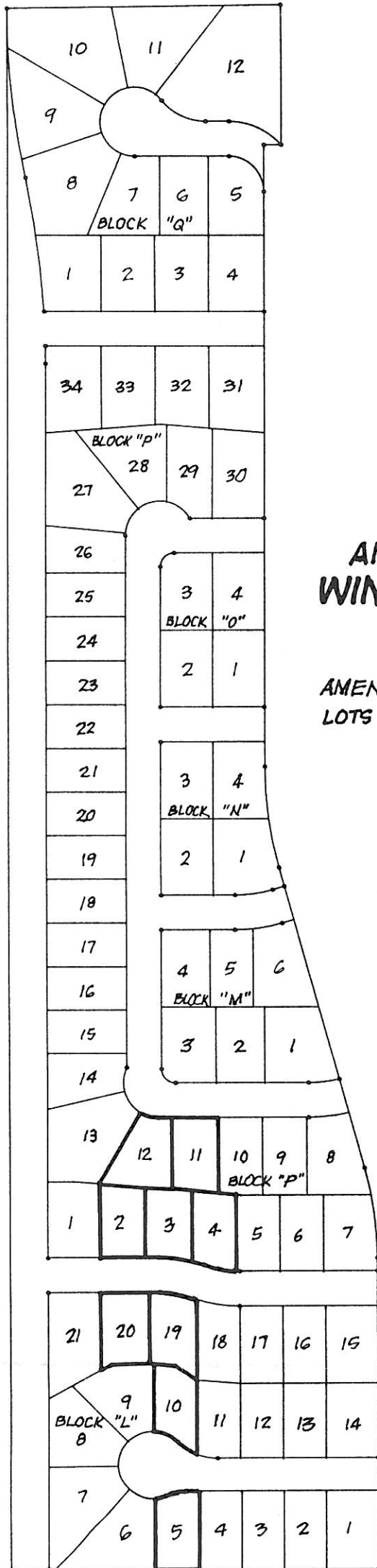
Dub Douphrate reviewed amending the General Retail zoning ordinance in order to have a maximum of 4 dispensers instead of the current 2 allowed with the provision that a maximum of 8 vehicles could be serviced at one time.

Tom Shirey, owner of the property reviewed to the commission his plans to build a combination self services gas station and grocery store with deli including small dining area if the amendment is approved.

After much discussion Dennis Mitchell made a motion to approve the amendment to general retail zoning ordinance by adding a Conditional Use Permit that increases the number of fuel dispensers from 2 to 4 providing service to a maximum of 8 vehicles at a location that provides access of two arterials or collectors. Ruff seconded the motion. The motion was voted on and passed unanimously.

Adjournment

Meeting adjourned



**AMENDED SITE PLAN
WINDMILL RIDGE ESTATES
NO. 3B**

AMENDED MINIMUM DEPTH:
LOTS 5, 10, 19 & 20 BLK. "L"; 2, 3, 4, 11 & 12 BLK.

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: December 9, 1993

Agenda Item: P&Z 93-38-Z - Hold Public Hearing and Consider Recommending Approval of a Request from Shepherd Place Homes for a change in an Amendment to Planned Development 13 to amend the minimum lot depth required on certain lots from 110 feet to 100 feet and consider Recommending Approval of a Request for a Preliminary Plat for property located at Windmill Ridge Estates

Item Generated By: Applicant, Shepherd Place Homes

Action Needed: Hold Public Hearing and Take Necessary Action.
Consider Recommending Approval to Amend Planned Development 13 "PD13" to amend the required minimum lot depth from 110 feet to 100 feet. Consider Recommending Approval of a Preliminary Plat for Windmill Ridge Estates.

Background Information: Due to the physical limitations placed upon the site, the applicant cannot adhere to the original PD Site Plan. The applicant is therefore requesting an amendment to the PD to allow nine (9) lots with a minimum of 100 feet in lot depth. Presently PD13 requires a minimum lot depth of 110 feet.

The proposed preliminary plat does not conform to the original site plan layout filed of record because of the physical restriction of property. The applicant has attempted to revise the layout maintaining the greatest number of lots having a minimum lot depth of 110 feet. The remaining lots being 100 feet in depth. The minimum area requirement for the PD is 6600 square feet. None of the proposed lots fall below the minimum requirement. Other comments from the planning Consultant are provided on the attached memorandum. The City will require the developer to escrow the cost to build 2 lanes of the proposed 6 lane divided thoroughfare since this property is shown to be located adjacent to the future thoroughfare. This escrow will be due when the final plat is submitted for approval.

Recommendations: Staff recommends approval of a Zoning Request provided the applicant designate on an exhibit drawing which 9 lots are to be revised. The exhibit will be filed for record with the PD. Staff recommends approval of the Preliminary Plat.

- Attachments:**
1. PRG Memorandum from Dan Boutwell, AICP
 2. Site Plan
 3. Zoning Maps

Agenda Item: PZ-93-38-Z - Shepherd Place Homes

PRG

planning resources group

P.O. Box 370
Bullerton, Tx, 76026
Tele: (817) 457-1107**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Rezoning of PD containing Windmill Ridge Estates
DATE: December 4, 1993

Comments:

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MEMORANDUM

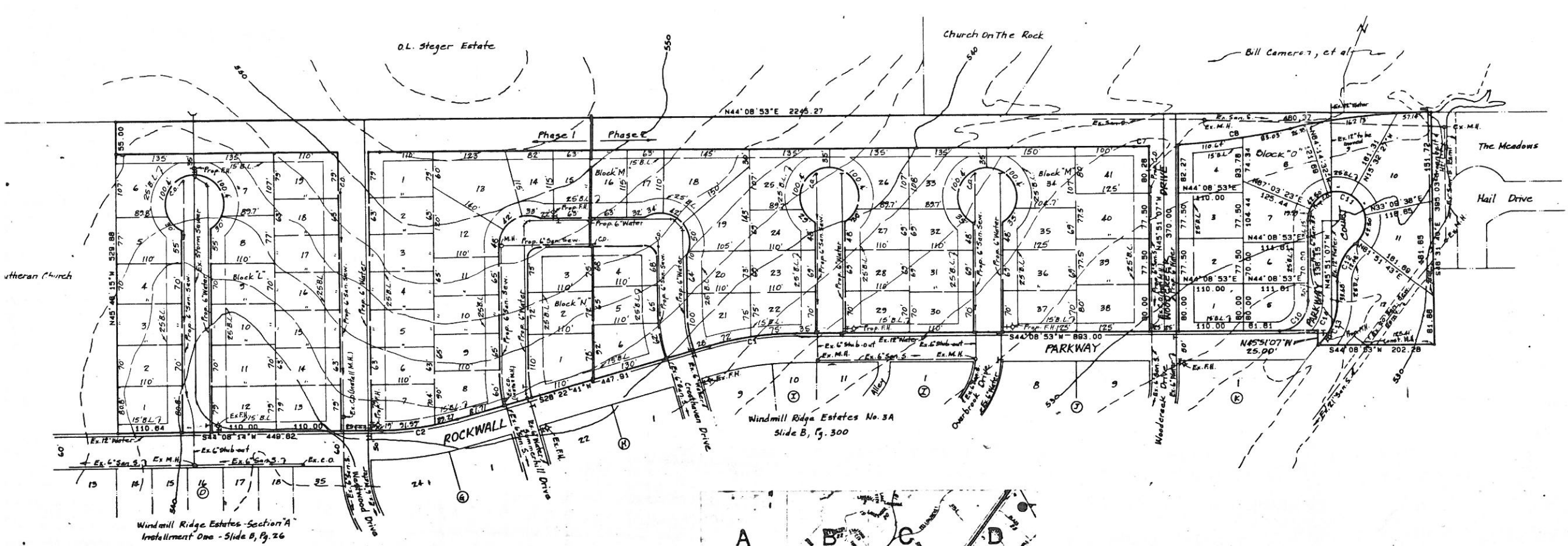
TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Preliminary Plat of Windmill Ridge Estates - Shepherd Place Homes, Inc.
DATE: December 4, 1993

Issue:

We have reviewed the above referenced subject and offer the following comments:

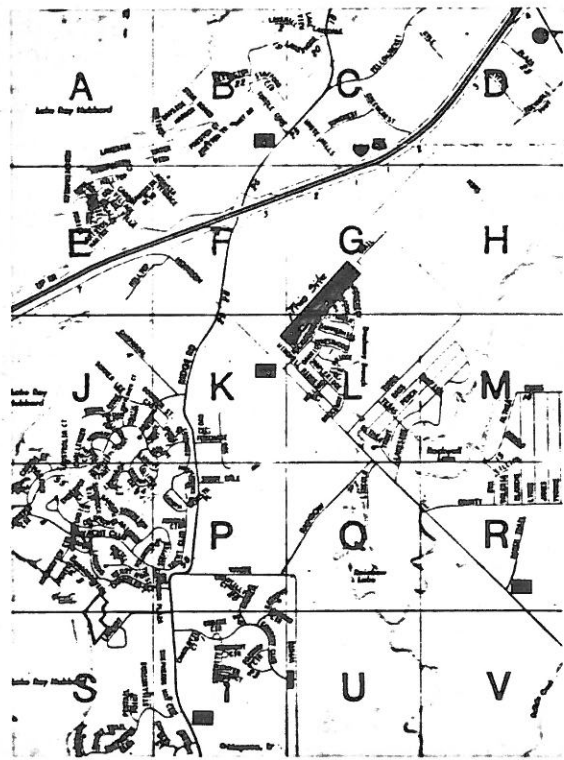
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C10	N00°51'07"W	70.71	90°00'00"	50.00	78.54	50.00
C11	N70°08'28"E	88.87	232°01'12"	50.00	202.48	102.47
C12	S18°50'31"E	70.18	52°01'12"	80.00	72.83	36.04
C13	S21°33'24"E	82.29	48°35'25"	100.00	84.81	45.14
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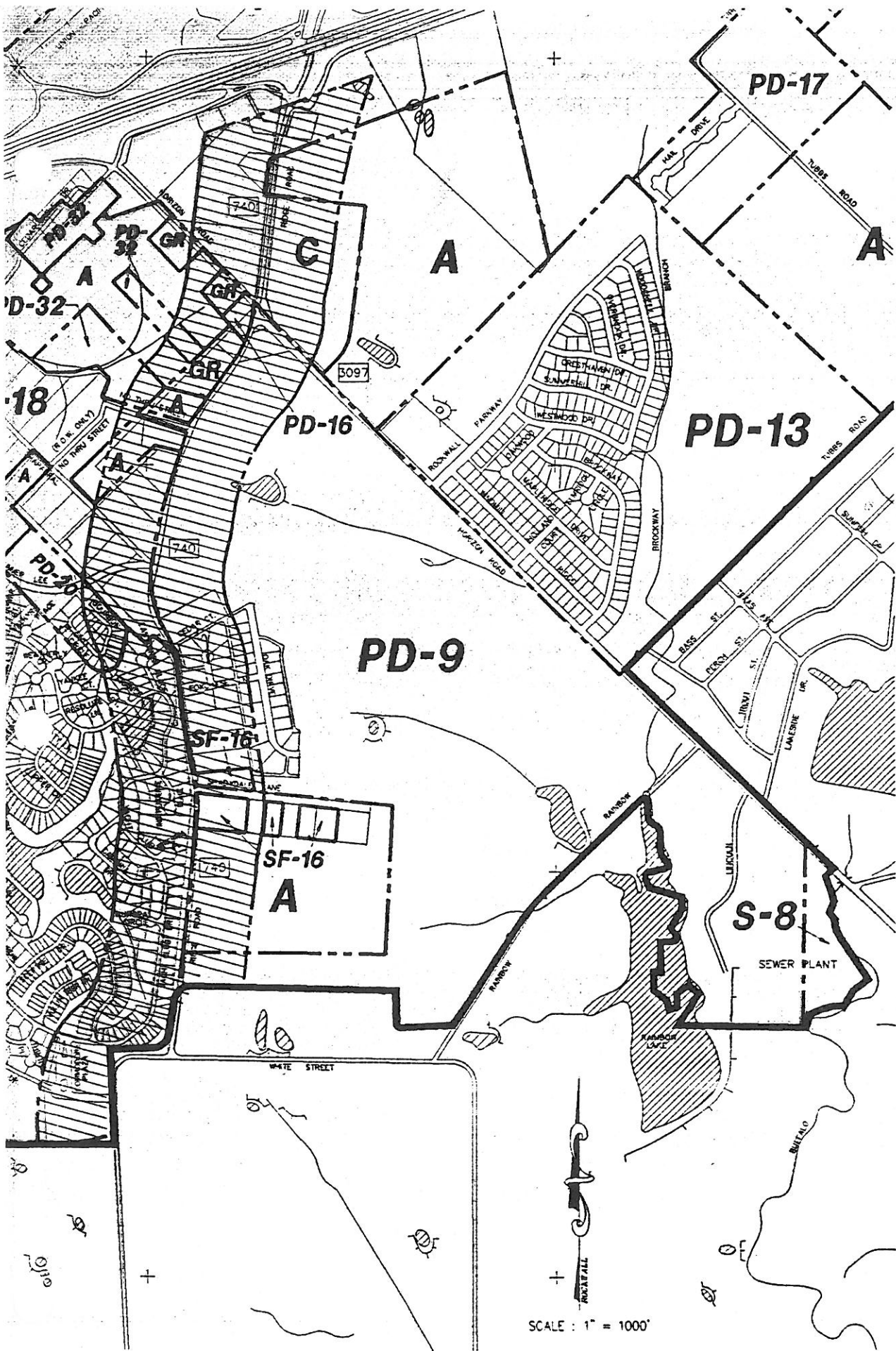
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REVISED: 11-9-93

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

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 J. SMITH SURVEY, ABSI
 CITY OF ROCKWALL, ROCKWALL, TEXAS
 Shepherd Place Homes, Inc.
 44 Road - Garland, Texas 75043
 620



Planning And Zoning Commission Meeting Minutes
December 9, 1993

Call To Order

James Greenwalt called the meeting to order at 7:00 p.m. with the following members present; Art Ruff, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh. Dennis Mitchell was absent.

Approval Of Minutes

Art Ruff made a motion to approve the minutes. Terry Raulston seconded the motion. The motion was voted on and passed unanimously.

Public Hearings

P&Z 93-38-Z Hold Public Hearing and Consider Recommending Approval for a request from Shepherd Place Homes for amendment to the Planned Development 13 to Amend the required minimum lot depth required on certain lots from 110 feet and Consider Approval of a Request for a Preliminary Plat for property located at Windmill Ridge Estates subdivision located off FM 3097.

Douphrate outlined the applicant's request for the commission and introduced Dan Boutwell, Planning Consultant. Boutwell explained to the commission that the request for the amendment to the "PD" was due to cutting the depth of 9 lots to less than 110. He advised the commissioners that they could approve the amendment and specify the 9 lots and the phase of the "PD".

Doug Jones, 148 Woodcreek asked the commission what would be done about drainage in the area. He stated he was concerned about possible flooding around the creek area of the subdivision.

Harold Evans, Engineer, explained that they would be working with the City Engineer in regards to drainage for the area and that plans have been made to work on parts of the creek.

After considerable discussion Jim Greenwalt made a motion to Art Ruff to disapprove the motion. Terry Raulston seconded the motion. The motion was voted on 5 voted opposed and 1 in favor.

93-41-CUP Hold Public Hearing and Consider Recommending Approval for a Request from Beverly Jacobs for a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for property located at 106 S.San Jacinto, Rockwall,Texas and further described as Lot 6C and 7C, Block M, Rockwall Original Town. Beverly Jacobs addressed the commission with her request stating it would not be permanent.

After much discussion Pat Friend made a motion to approve the request for the CUP for a residence at 106 S. San Jacinto with understanding the CUP will be reviewed in 2 years. Van seconded the motion. The motion was voted and passed unanimously.

P&Z 93-43-Z Hold Public Hearing and Consider Recommending Approval for a Request from Caruth Lake Development Corp. for an Amendment to Planned Development 5 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential on a portion of PD-5 and Consider Recommending Approval for a Preliminary Plat for property located North of Harris Heights Addition and East of SH-205.

Van asked if the Park Board was familiar with this cases.

Julie Couch briefed the commission regarding the opinions of the Park Board.

Dan Boutwell, Planning Consultant reviewed the PD and the Park Plan.

After much discussion Terry Raulston made a motion to approve the amendment. The park concept plan be approved with the preliminary Plat and a facilities agreement outlining the park plan dedication be submitted along with the Final Plat and that the thoroughfare plan be revised when the Final Plat is submitted.

Art Ruff seconded the motion. The motion was voted on,5 voted in favor and 1 against. The motion passed.

P&Z 93-45-CUP/Z Hold Public Hearing and Consider Recommending Approval for a Request from Texas Star Express for a Conditional Use Permit for a structure not meeting structural materials requirements and a change in Zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification. Discuss and Consider Recommending Approval of a Site Plan and Preliminary Plat for a tract of land located at 2890 South Goliad.

Dub Douphrate reviewed the applicant's request for the commission.

Gary Amerson, President of Texas Star Express explained to the commission that due to growth of the company the expansion was needed for the building.

After much discussion Pat Friend made a motion to recommend approval of the request. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

Closed Public Hearing

Action Items

P&Z 93-42-P/FP Discuss and Consider Recommending Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740.

After much discussion Jim Greenwalt made a motion to recommend approval provided the engineering is approved by the City Engineer. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

After much discussion Art Ruff made a motion due to the holidays to reschedule the December 30th workshop to January 6, 1994. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

Adjournment

Meeting adjourned at 9:20 p.m.

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
205 W. RUSK
January 13, 1994
7:00 P.M.**

I. Call To Order

II. Work Session Items

- A. **P&Z 93-51-Z/PP** Zoning change from Agricultural to Planned Development for single family uses and a Preliminary Plan for a 23 acre tract of land for Albright Construction Co.
- B. **P&Z 93-46-Z** Zoning change from Planned Development 11 and Single family 10 to Planned Development and Preliminary Plat and area requirements for MAHR Development.
- C. **P&Z 93-50-CUP/PP** Conditional Use Permit and Preliminary Plat for an elementary school located on Dalton Road from Rockwall Independent School District
- D. **P&Z 93-49-Z** Zoning Change from Agricultural to Light Industrial from Aline McElroy Word
- E. **P&Z 93-47-CUP** Conditional Use Permit for a guest/servants quarters from Walker Rowe
- F. **P&Z 93-39-Z** Amendment to the General Retail Zoning District Classification regarding fuel pumps.
- G. **P&Z 93-38/PP** Preliminary Plat for Shepherd Place Homes / Windmill Ridge Estates
- H. **P&Z 93-54-PP** Preliminary Plat for Harlan Park Phase II
- I. **P&Z 93-56-PP** Preliminary Plat for Texas Star Express

III. Adjournment

Posted this the 10th day of January, 1994 at 5:30 p.m. by Denise LaRue.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Removed the 18th day of Jan., 1994 @ 9:35 am by J. Pineda

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
205 W. RUSK
January 13, 1994
7:00 P.M.**

I. Call To Order

II. Public Hearings

A. P&Z 93-51-Z/PP Hold Public Hearing and Consider Recommending Approval of a Request from Kirby Albright for a Zoning change from Agricultural to Planned Development for single family uses and a Preliminary Plan for a 23 acre tract of land for Albright Construction Co.

B. P&Z 93-46-Z Hold Public Hearing and Consider Recommending Approval of a Request from MAHR Development for a Zoning change from Planned Development 11 and Single family 10 to Planned Development and Preliminary Plat and area requirements.

C. P&Z 93-50-CUP/PP Hold Public Hearing and Consider Recommending Approval for a Request from R.I.S.D for a Conditional Use Permit and Preliminary Plat for an elementary school located on Dalton Road

D. P&Z 93-49-Z Hold Public Hearing and Consider Recommending Approval for a Request from Aline McElroy Word for a Zoning Change from Agricultural to Light Industrial for property located on I-30

E. P&Z 93-47-CUP Hold Public Hearing and Consider Recommending Approval for a Request from Walker Rowe for a Conditional Use Permit for a guest/servants quarters for property located at 1110 Vail Ct.

F. P&Z 93-39-Z Hold Public Hearing and Consider Recommending Approval for an Amendment to the General Retail Zoning District Classification regarding fuel pumps.

Action Items

G. P&Z 93-38/PP Preliminary Plat for Shepherd Place Homes / Windmill Ridge Estates

H. P&Z 93-54-PP Preliminary Plat for Harlan Park Phase II

I. P&Z 93-56-PP Final Plat for Texas Star Express

III. Adjournment

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: January 13, 1994

Agenda Item: P&Z 93-38-PP - Consider recommending Approval of a Preliminary Plat for a 22.14 acre tract of land described as Windmill Ridge No. 3B located north of FM 3097 and east of FM 740.

Item Presented By: Applicant, Shepard Place Homes, Inc.

Action Needed: Consider recommending approval of a preliminary plat.

Background Information: The applicant has revised the site plan layout to be in conformance with the development plan currently filed with the planned development. The plat consist of a total of 78 lots. This phase is a continuation of the approved planned development (PD-13). The area dimensions, street configuration, and lot layouts are in conformance with the current PD.

Recommendation: Staff recommends approval of the preliminary plat.

Attachments:

1. PRG memorandum from Dan Boutwell.
2. Site Plan.
3. Zoning Map.
4. Location Map.

Agenda Item: P&Z 93-38-PP

Planning And Zoning Commission Minutes
January 13,1994

5 The meeting was called to order at 7:00 p.m by James Greenwalt with the following members present; Art Ruff, Dennis Mitchell, Pat Friend, and Ginger Baugh, Van Ewing and Terry Raulston were absent.

10 Pat Friend made a motion to approve the minutes. Dennis Mitchell seconded the motion. The motion was voted and passed unanimously.

15 PZ 93-51-Z/PP Hold Public Hearing and Consider Approval of a Request from Kirby Albright for a change in zoning from Agricultural to Planned Development for single family uses and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadeydale Lane.

Dub Douphrate reviewed the case with the commission.

20 Jim Grennwalt open the public hearing.

Kirby Albright, property owner addressed the Commission and answered questions.

25 Mr. and Mrs. O'Brain, 5 Shadeydale Lane addressed the Commission in opposition of the request stating that deed restriction on the property were not being complied with.

Julie Couch explained to the commission that the City does not enforce deed restriction.

30 Kirby Albright indicated that deed restrictions being discussed do not apply to this tract of land.

James Greenwalt closed the public hearing.

35 After much discussion Pat Friend made a motion to approve the request from Kirby Albright for an ordinance granting a change in zoning from Agricultural to Planned Development for single family uses, and recommending approval of a preliminary plat and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadeydale Lane provided the following conditions are met;

40 * That the applicant should indicate to the Council whether or not the proposed streets are to be dedicated with a 50 foot right-of-way or are to be privately maintained by the homeowner's association.

* That the security gates be located and described on the preliminary plat if the streets are to remain private.

- 45 * That the screening, landscaping, and/or decorative walks are to be described on the site plan.
- * That the applicant include the area requirements i.e., building set back, side set back, rear set back, structure height on the site plan.
- 50 * That the building lines be not less than 50 feet in width.
- * That Shadeydale Lane be shown on the plat.
- 55 * That the front building lines and proposed utility easements be indicated on the plat, especially if the streets are not to be dedicated to the City.
- * That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

60 Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

65 PZ-93-46-Z Hold Public Hearing and Consider Recommending Approval for a Request from MAHR Development for a change in zoning from "PD-11" and "SF-10" district classification to "PD" district classification for single family uses and preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road.

70 Julie Couch reviewed the case with the Commission.

 A.W Newman, 325 Shepherd Hill addressed the Commission expressing opposition to the request.

75 Robert Pope, Developer addressed the Commission and answered questions.

 Jim Kelly, 329 Shepherd Hill asked about the Lone Star Gas line that runs through the property.

 David Hairston, 1501 Sunset Hill questioned the lot yields and buffers.

80 Alfred H. Gonzalez, 1598 North Hills expressed opposition to the lot size.

 After much discussion Jim Greenwalt made a motion to recommend denial of the request from MAHR Development. Art Ruff seconded the motion. The motion was voted on and passed unanimously.

85 93-50-CUP/PP Hold Public Hearing and Consider Recommending Approval of a request from Rockwall Independent School District for a Conditional Use Permit and Preliminary Plat for an elementary school located on a tract of land on Dalton Road west of SH-205.

Dub Douphrate reviewed the case and recommended approval of the CUP and Preliminary Plat provided that the R.I.S.D submit a complete Site Plan when the Final Plat is submitted for approval and that escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the tract being platted.

James Greenwalt opened the public hearings.

95 Joe Holt, HOLMC Inc. addressed the Commission and answered questions.

John Carimanic, President of the Harlan Park Home Owners Association asked the commission to approve the request.

100 Charles Johnson, R.I.S.D Board of Trustee member asked that the commission to approve the request.

James Greenwalt closed the public hearing.

105 Dennis Mitchell made a motion to recommend approval to the City Council for a request from R.I.S.D for a CUP and Preliminary Plat for an elementary school on an 11 acre tract of land located on Dalton Road west of SH-205 provided the following provisions be met;

110 * The applicant submit a completed Site plan when the final plat is submitted.

* That escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the tract of land being platted.

115 Pat Friend seconded the motion. The motion was voted on and passed unanimously.

93-49-Z Hold Public Hearing and Consider Recommending Approval of a Request from Aline Mc Elroy Word for a change in zoning from Agricultural to Light Industrial on a tract of land located on the north side of I-30 east on Industrial Drive.

Dub Douphrate reviewed the case and recommended approval of the request.

Greenwalt open the public hearing.

125 Aline McElroy Word, applicant, addressed the Commission and answered questions. Petar Termunozic, 1600 Maria Bay Circle addressed the commission to ask for approval the request.

130 James Greenwalt closed the public hearing.

Pat Friend made a motion to recommend approval to the City Council a request from Aline

McElroy Word for a change in zoning from Agricultural to Light Industrial for a tract of land located on the north side of I-30 east of Industrial Drive. Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

93-47-CUP Hold Public Hearing and Consider Recommending Approval of a request from Walker Rowe for a Conditional Use Permit for a guest/servants quarters in a single family zoning district located at 1110 Vail Court also described as Lot 26, Block F of the Pinnacle Addition.

Dub Douphrate reviewed the request for the commission and recommended approval of the CUP provided the following conditions are met; That wording be included in the ordinance stating that the guest/servants quarters must not be used as an income source, i.e., the facility may not be rented or leased.

Jame Greenwalt opened the public hearing.

Walker Rowe, Contractor addressed the commission and answered questions.

James Greenwalt closed the public hearing.

Dennis Mitchell made a motion to recommend approval of the request from Walker Rowe for a CUP for a guest/servants quarters in a single family zoning district located at 1110 Vail Court provided that the guest/servants quarters must not be used as an income source. The facility may not be rented or leased.

Ginger Baugh seconded the motion. The motion was voted on and passed unanimously.

93-39-Z Hold Public Hearing and Consider Recommending Approval of an Amendment to the General Retail Zoning District classification to allow a Conditional Use Permit to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.

Dub Douphrate reviewed the request for the commission and recommended approval of the amendment provided the following conditions are met; That the revision to the GR District should occur in the Conditional Use section of the GR Zoning requirements, The conditional use allow a maximum of 4 fuel dispensers and a maximum of 8 vehicles being served at one time, and that this conditional use only apply at the intersection of two major roadways being collector roadway width or greater.

James Greenwalt opened the public hearing.

Tom Shirey spoke in favor of the amendment.

James Greenwalt closed the public hearing.

Art Ruff made a motion to approve the request with the following conditions;

- 180 * That the revision to the General Retail District should occur in the
 Conditional Use section of the General Retail zoning requirements.
- 185 * The conditional use allow a maximum of 4 fuel dispensers and a
 maximum of 8 vehicles being served at one time and this conditional use
 only apply at the intersection of two major roadways being a collector
 roadway width or greater.

Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

190 **93-38-PP Consider Recommending Approval of a Preliminary Plat for a 22.14 acre tract of land
described as Windmill Ridge number 3B located north of FM 3097 and east of FM 740.**

Dub Douphrate reviewed the request for the Commission and recommended approval of the preliminary plat.

195 Harold Evans, Engineer for development addressed the commission and answered questions.

After much discussion Pat Friend made a motion to approve the request from Shepherd Place Homes for a preliminary plat for Windmill Ridge phase 3B, located north of FM 3097 and east of FM 740. Art Ruff seconded the motion. The motion was voted on and passed unanimously.

93-54-PP Consider Recommending approval of a preliminary plat for a 10.75 acre tract of land located north of Dalton Road west of SH-205, also described as Harlan Park Phase II.

205 Dub Douphrate reviewed the case for the Commission and recommended approval of the preliminary plat with the following conditions; That the general retail zoning be corrected by revising the 40 foot strip of land zoned General Retail to Single Family 10, and that this zoning correction be revised prior to approval of the final plat.

210 Dennis Mitchell made a motion to approve the request from Joe Holt for a preliminary plat for Harlan Park Phase II with the following conditions;

- * That the general retail zoning be corrected by revising the 40 foot strip of land zoned general retail to single family-10.
- 215 * That this zoning correction be revised prior to submittal of the final plat.

Pat Friend seconded the motion. The motion was voted on and passed unanimously.

220

93-56-FP Consider Recommending Approval of a request from Texas Star Express for a final plat for a tract of land located at 2890.

225 Dub Douphrate reviewed the request for the commission and recommended approval with the following conditions; that the applicant will indicate on the plat the location of the city limits and that facilities agreement be prepared which outlines the conditions of the street escrow requirements.

230 The conditions which were previously approved by the Council are to reduce the amount of escrow required to 25 % of the cost of the street improvement and to defer collecting the escrow until the street is built.

235 Gary Amerson, President of Texas Star Express addressed the Commission and answered questions.

Pat Friend made a motion to approve the request from Texas Star Express for a final plat for a tract of land located at 2890 South Goliad provided the following conditions are met;

- 240 * That the applicant will indicate on the plat the location of the City limits.
- * That a facilities agreement be prepared which outlines the conditions of the street escrow requirements. The conditions which were previously approved by Council are to reduce the amount of escrow required to 25% of the cost of the street improvement and to defer collecting the escrow until the street is built.

245 Art Ruff seconded the motion. The motion was voted on and passed unanimously.

ADJOURNMENT

250 As there was no further business to come before the Commission, the meeting adjourned at 10:05 p.m.

255

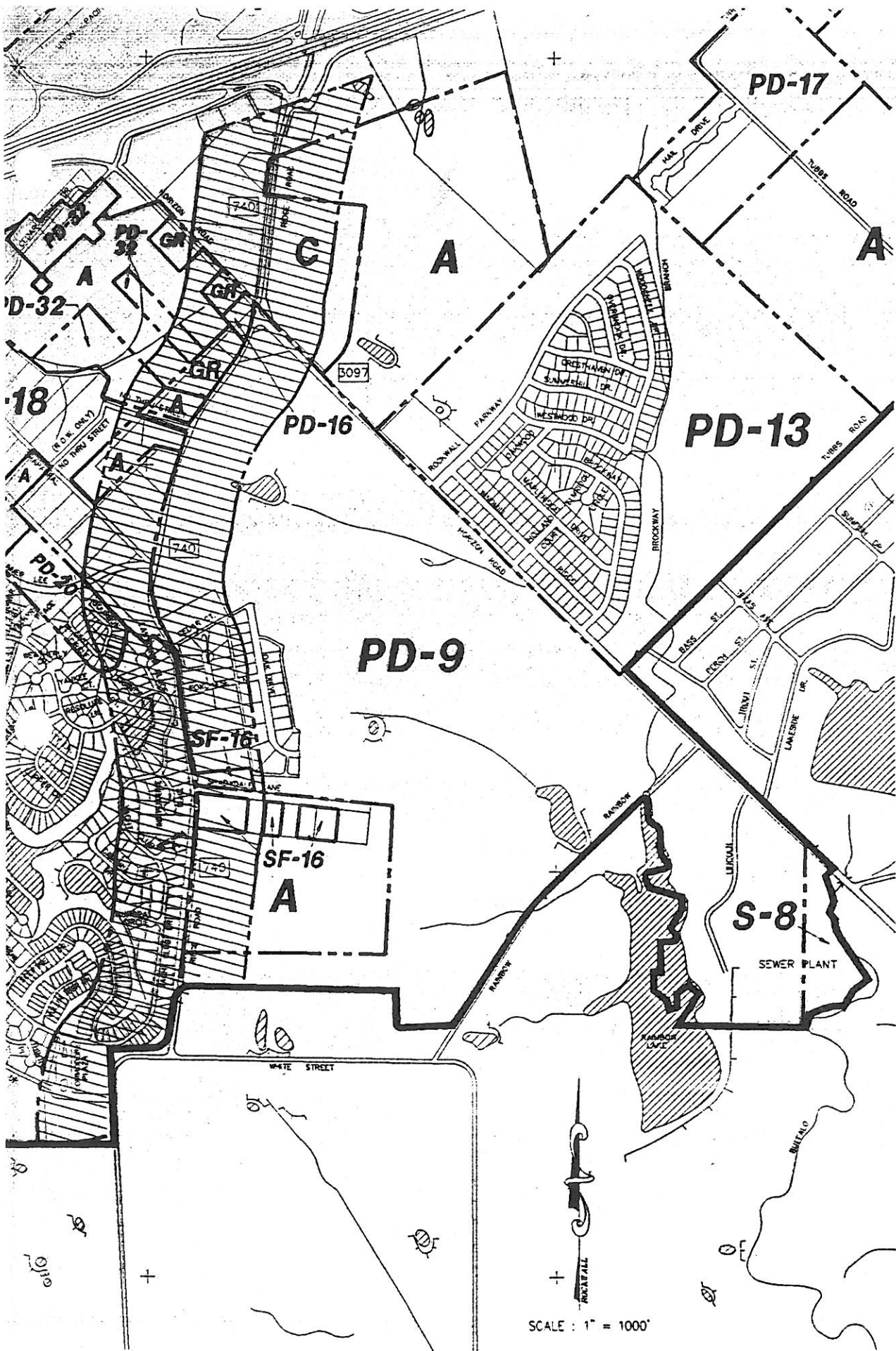


MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 93-38-PP (Windmill Ridge No. 3B)
DATE: January 7, 1994

The applicant is requesting approval of a preliminary plat. This plat is a 78 lot subdivision. It is the continuation of an approved Planned Development (PD 13). The area dimensions are in compliance with the requirements of the PD. In addition, this layout is in agreement with the stree and lot layouts indicated in the PD.

We would recommend approval of this preliminary plat on the grounds that it satisfies all the requirements of the approved PD 13 ordinance.



CITY OF ROCKWALL
City Council Agenda

Agenda Item: December 20, 1993

Agenda No. V.F.

Agenda Item: P&Z 93-38-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to "PD-13" to Planned Development to amend the required minimum lot depth for property located at Windmill Ridge Estates subdivision located off FM 3097

Item Generated By:

Action Needed:

Background Information:

NOTE: Ordinance to be sent under separate cover.

Attachments:

1. Background information enclosed

Agenda Item: Pub. Hearing: Windmill Ridge

Item No. V.F.

**City of Rockwall
City Council Agenda**

Agenda Date: December 20, 1993

Agenda Item: P&Z 93-38-Z - Hold Public Hearing and Consider Recommending Approval of a Request from Shepherd Place Homes for a Change in an Amendment to Planned Development 13 to Amend the Minimum Lot Depth Required on Certain Lots from 110 feet to 100 Feet and Consider Recommending Approval of a Request for a Preliminary Plat for Property Located at Windmill Ridge Estates.

Item Presented By: Applicant, Shepherd Place Homes

Action Needed: Hold Public Hearing and Take Necessary Action. Consider Recommending Approval to Amend Planned Development 13 "PD13" to Amend the Required Minimum Lot Depth From 110 Feet to 100 Feet. Consider Recommending Approval of A Preliminary Plat for Windmill Ridge Estates.

Background Information:

Due to the physical limitations placed upon the site, the applicant cannot adhere to the original PD Site Plan. The applicant requested the Commission to consider recommending an amendment to the PD to allow nine (9) lots with a minimum of 100 feet in lot depth. Presently, PD13 requires a minimum lot depth of 110 feet. The Commission denied the zoning change and proposed preliminary plat.

The preliminary plat submitted to the Commission did not conform to the original site plan layout filed of record because of the physical restriction of property. The applicant has since attempted to revise the layout. This revised plat is enclosed for review. The revised plat shows all of the lots to have a minimum lot depth of 110 feet. The Commission has not been given the opportunity to review the revised layout. The minimum area requirement for the PD is 6600 square feet. None of the proposed lots fall below the minimum requirement. Other comments from the Planning Consultant are provided on the attached memorandum. The City will require the developer to escrow the cost to build 2 lanes of the proposed 6 lane divided thoroughfare since this property is shown to be located adjacent to the future thoroughfare. This escrow will be due when the final plat is submitted for approval.

Recommendation: The Commission's recommendations are to deny the original zoning change and preliminary plat submitted. The Commission's major concern was deviating from the PD's minimum lot depth requirements of 110 feet. Staff recommends sending the revised preliminary plat layout back to the Commission for further consideration since they have not had the opportunity to review and comment on the revisions presented herein.

Attachments:

1. PRG Memorandum from Dan Boutwell, AICP.
2. Site Plan.
3. Zoning Maps.

Agenda Item: PZ-93-38-Z - Shepherd Place Homes



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Rezoning of PD containing Windmill Ridge Estates
DATE: December 4, 1993

Comments:

1. The original PD required a minimum lot depth of 110 feet. Because of physical limitations placed upon this site, it has been determined that it is not possible to develop the site in accordance with the drawing provided in the PD. Therefore the applicant has proposed to revise the PD to allow lot depths of 100 feet minimum on nine lots.
2. We recommend that the applicant designate which lots are to be revised and that the drawing containing those lots be included as an exhibit with this zoning request.



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Preliminary Plat of Windmill Ridge Estates - Shepherd Place Homes, Inc.
DATE: December 4, 1993

Issue:

We have reviewed the above referenced subject and offer the following comments:

Comments:

1. The residential use proposed for this site is not in agreement with the Comprehensive Plan. The Comprehensive Plan indicates this site as being commercial. However, the PD, developed in 1981, pre-exists the Comprehensive Plan, which was developed in 1984. The proposed preliminary plat is in compliance with zoning as approved for this location.
2. Several lots within this preliminary plat are not in compliance with the area requirement for depth as required in the PD. We would recommend that the applicant pursue revising the zoning on the PD to accommodate the proposed lot depths as proposed on the preliminary. The revision to the PD will need to be received prior to receiving approval of this preliminary plat.
3. The appropriate street dedication, and the financial commitment as required by the City Engineer, will need to be provided.
4. With the exception of the above listed items, this proposal appears to satisfy the original PD concept and the rules and regulations pertaining to platting of land by the City of Rockwall.

MINUTES OF THE ROCKWALL CITY COUNCIL
DECEMBER 20, 1993

Call to Order

5

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield, and Nell Welborn.

Consent Agenda

10

A. Approval of Minutes of December 6, 1993

15

B. P&Z 93-37-Z Consider Approval of an Ordinance Granting First Madison Bank a Zoning Change from "MF-15" Multi-Family and "GR" General Retail Zoning Classification to "PD" Planned Development Zoning Classification on Property Located at 1000 Yellowjacket Lane (2nd reading)

20

Minutes pulled by Jack Pappa for separate discussion. White made a motion to approve an ordinance granting First Madison Bank a zoning change from "MF-15" Multi-Family and "GR" General Retail zoning classification to "PD" Planned Development zoning classification on property located at 1000 Yellowjacket Lane (2nd reading). The motion was seconded by Morgan and passed unanimously.

25

Welborn made a motion to accept the minutes with corrections noted. White seconded the motion. The following votes were cast:

- Ayes: Morgan, White, Williams, Oppermann, Hatfield, Welborn
- Abstention: Pappa

30

Appointments/Public Hearings/Plats

Appointment with Lakefest Committee Representative Regarding the 1994 Lakefest and Take Any Necessary Action

35

Paul Morelan met with the Council regarding plans for the proposed 1994 Lakefest. He indicated that plans being considered would include activities for the 4th of July celebration such as cycling events, craft fairs, etc. and that the Lakefest Committee would be seeking involvement with area businesses for ideas. He stated that the committee would return to the Council with specific plans and any requested participation by the City.

40

Appointment with James Greenwalt, Planning and Zoning Commission Chairman, Regarding Planning and Zoning Commission Report

James Greenwalt summarized the planning and zoning cases scheduled before Council.

5 **P&Z 93-41-CUP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas (1st reading)**

50 Mayor Williams opened the public hearing regarding an ordinance granting a conditional use permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas.

55 Beverly Jacobs, 106 S. San Jacinto, explained the request submitted for this property. She indicated that the request was for a temporary residence. No one else appeared before Council. Mayor Williams closed the public hearing.

60 Hatfield made a motion to approve the ordinance granting a conditional use permit for a residence as an accessory to a permitted use within the Central Business District classification with a two year review stipulation and a floor plan to be included as Exhibit "A". Pappa seconded the motion. The motion passed unanimously.

65 **P&Z 93-43-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to Planned Development 5 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential and Consider Approval of Conditions on a portion of PD-5 on Property Located North of Harris Heights Addition and East of SH-205 (1st reading) and Approval of a Preliminary Plat**

70 Couch commented on proposed development of land and reviewed the thoroughfare and park issues related to the proposed development. Ron Black with Kimley-Horn & Associates, consultants for the City, reviewed the study they completed regarding an amendment to the thoroughfare plan as it pertains to this property. He indicated that their review of the densities planned for this area and the proposed road system would allow the downgrade of a proposed 4 lane divided roadway to a 4 lane undivided collector. He also recommended that the collector 75 ultimately be extended to intersect SH-66 rather than the future bypass. Some additional recommendations to revise the thoroughfare plan were noted by Mr. Black. Council discussed the need for an arterial connection from the bypass to SH-205, the distance between arterial roadways, and the need to ensure that other existing streets in the area are not overloaded in the future.

80 Dan Boutwell, consultant for the City, discussed the Master Park Plan as it relates to the proposed project. He summarized the Park Plan prepared for "PD-5" which included a multi-purpose trail system with bicycle, jogging and equestrian widths, activity stations, and passive area to provide playground equipment, picnic tables, and unorganized playing fields. He also 85 reviewed how the revised road system worked with the park plan.

Mayor Williams opened a public hearing regarding approval of an ordinance granting an amendment to Planned Development 5 to amend the approved land uses on two tracts of land

30 from Multi-Family and General Retail uses to Single Family residential and approval of conditions on a portion of "PD-5" on property located north of Harris Heights Addition and east of SH-205.

95 Harold Evans, consulting engineer, and Rob Whittle, developer/landowner, appeared before Council to answer any questions. There being no one else to speak Mayor Williams closed the public hearing.

100 Welborn made a motion to amend "PD-5" on the proposed 38.3 acre tract to change the approved land uses on a portion of the tract from Multi-Family and General Retail to Single Family with a minimum lot size of 7,500 sq. ft. and to approve the preliminary plat and proposed park plan concept noting that a facilities agreement for the park dedication will be drafted and that hearings will be held to amend the thoroughfare plan at the time the final plat is submitted. The motion was seconded by Todd White and passed unanimously.

105 P&Z 93-45-CUP/Z Hold a Public Hearing and Consider Approval of an Ordinance Granting conditional Use Permit for a Structure not meeting structural materials requirement (1st reading) and a Change in Zoning Classification for a Tract of Land Located at 2890 S. Goliad (1st reading) and Approval of a Preliminary Plat

110 Couch familiarized Council with the owner's intention to expand his facility on the existing property. Applicant sought an approval of the site plan and the preliminary plat for the existing facility in conjunction with a conditional use permit allowing the existing office building which is located on that lot be increased in size from 5,000 sq. ft. to 7,600 sq. ft. In addition, the applicant wished to zone a portion of the adjacent lot to the south of the property as Heavy Commercial to allow for storage of trucks/equipment. Couch commented on the policy of requiring escrow from the developer at the time of preliminary platting and indicated that the applicant wished to have that requirement waived.

115 Mayor Williams opened the public hearing.

120 Gary Amerson, President of Texas Star Express, 2890 S. Goliad, summarized his request due to company's growth.

No one else appeared before Council. Mayor Williams closed the public hearing.

125 Following Council discussion regarding the escrow policy for roadway improvements and the waiver request, Welborn made a motion to approve the site plan and preliminary plat on the existing lot; to grant a conditional use permit for expansion of the existing building from 5,000 sq. ft. to 7,600 sq. ft.; and to approve a zoning change from Commercial and Agricultural on the property south of the existing site to Heavy Commercial, with the provision that the City and the owner enter into a facilities agreement to provide that the owner escrow funds for the improvement to Mims Rd. at the time the City is ready to construct the improvements. Todd White seconded the motion, which passed unanimously.

P&Z 93-38-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to "PD-13" Planned Development to amend the required minimum lot depth for property located at Windmill Ridge Estates subdivision located on FM 3097 (1st reading) and Approval of a Preliminary Plat

Couch summarized the request and indicated that the developer had revised the plan to bring all lots in conformance with the zoning ordinance. She also indicated that the Planning and Zoning Commission had not had an opportunity to review the revised site plan. Hatfield moved to remand the case back to the Planning and Zoning Commission for their review at the next Planning and Zoning meeting to be held on January 13, 1994. Pappa seconded the motion. After further discussion a vote on the motion was called, the following votes were cast:

Ayes: Morgan, Pappa, Williams, Oppermann, Hatfield, Welborn
Nays: White

The Mayor opened the public hearing to receive input from citizens regarding the amendment to "PD-13" Planned Development and indicated that citizens could speak at this meeting or wait and speak when the case is brought back to the Council on January 17, 1994.

No one appeared in regard to the hearing.

P&Z 93-42-P/FP Discuss and Consider Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740

City Manager reviewed the request with Council and indicated that the plat met all city requirements. Councilmember Morgan moved to approve the preliminary plat/final plat for Fox Chase Development. After discussion by Council the motion was seconded by Pappa and passed unanimously.

City Manager's Report

Julie Couch, City Manager, presented the monthly manager's report for December 1993. She reviewed police activity; proposed setting a worksession date on SH-205 for January 24, 1994 at 7:00 p.m. in the Council Chambers; explained the process for selecting a Volunteer Fire Chief; reported on the initiation of Lakeshore/Summit Ridge traffic control devices; and reviewed the preliminary report on Building Permits for the months of November and December. The Council agreed to the January 24 worksession date.

Chief Watkins explained the police activity including arrests, offenses and 9-1-1 hang up calls. Mayor Williams read two letters commending officers' community involvement and service.

Chief Watkins commented on the "Toys for Tots" program in which 600 area children were helped.

Action/Discussion Items

30 **Discuss and Consider Adoption of a Resolution Accepting a Bid for the Purchase of the City's Public Property Finance Contractual Obligations, Series 1993; and resolving Other Matters Incident Thereto (2nd reading)**

185 David Medanich with First Southwest discussed the bids received. He recommended awarding the bid to Community Bank, the apparent low bidder. Morgan made a motion to approve the resolution to accepting the recommended bid. The motion was seconded by Bruce Oppermann and passed unanimously.

190 **Discuss and Consider Adoption of an Ordinance Authorizing the Issuance and Sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1993; Levying a Tax in Payment Thereof; and Enacting Other Provisions Relating Thereto (2nd reading)**

195 Hatfield made a motion to adopt an ordinance authorizing the issuance and sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1993; levying a tax in payment thereof; and enacting other provisions relating thereto. White seconded the motion. The motion passed unanimously.

Discuss and Consider Park Board Recommendation Regarding Process to Develop Position on the City of Dallas' Lake Ray Hubbard Master Plan and Take Any Necessary Action

200 Rick Crowley outlined the Park Board proposal for developing a position regarding input into the City of Dallas' Lake Ray Hubbard Master Plan. He indicated that the Park Board recommended a joint workshop session with City Council, Planning and Zoning Commission, and Park Board to aide in identifying issues, setting goals and objectives, and finalizing position to be taken with Dallas.

205 After Council discussion, a workshop date was scheduled for Thursday, February 3, 1994 at 6:00 p.m.. It was indicated by staff that backup information will be sent to Council as it becomes available.

210 **Discuss Design Concepts for 1.0 MG Elevated Water Storage Tank and Take Any Necessary Action**

215 Julie Couch advised Council that the meeting held for interested citizens input yielded no response. She proposed a council worksession for Monday, January 10, 1994 to discuss design considerations for the water tower. This date was agreed upon.

Discuss Draft Capital Improvement Plan and Take Any Necessary Action

0 Couch reviewed the draft CIP, outlining the list of projects to be forwarded to the Capital Improvement Program Task Force for consideration. After discussion, it was the consensus of

Council that the CIP Task Force be allowed to review and develop recommendations to the City Council on all of the listed projects proposed by staff. Staff will provide informational data and Council concerns to the Task Force to aide in their deliberation.

225 The City Council convened into executive session at 10:08 p.m.

Hold Executive Session Under Sections 551.074 and 551.072 V.A.C.S. to Discuss:
a) Personnel Regarding Historic Preservation Advisory Board, b) Personnel Regarding Median Improvement Volunteer Coordinator, and c) Land Acquisition Regarding Future Park Expansion

230

The City Council reconvened into regular session at 10:50 p.m.

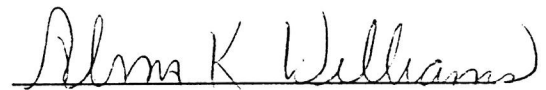
Take Any Necessary Action as a Result of the Executive Session

235

No action was taken as a result of executive session.

The City Council adjourned at 11:00 p.m.

240




Mayor

245

ATTEST:

250



City Secretary

**CITY OF ROCKWALL
City Council Agenda**

Agenda Item: January 17, 1994

Agenda No. V.G.

Agenda Item: P&Z 93-38/PP Consider Approval of a Preliminary Plat for Phase IV of Windmill Ridge

Item Generated By:

Action Needed:

Background Information:

Commission recommendation and action to be taken will be sent under separate cover on Friday.

Attachments:

1. Backup information submitted to P&Z for consideration

Agenda Item: P&Z 93-38/PP Phase IV Windmill Ridge

Item No. V.G.

**MINUTES OF THE ROCKWALL CITY COUNCIL
JANUARY 17, 1994**

5 **Call to Order**

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. George Hatfield was absent. Dale Morgan arrived late at 7:24 p.m.

10

Consent Agenda

Approval of Minutes of January 3, 1994

15

Pappa made a motion to approve minutes with corrections. Oppermann seconded the motion. The following votes were cast:

20

- Ayes: Pappa, Williams, Oppermann, Welborn
- Abstain: White
- Absent: Morgan, Hatfield

25

Discuss and Consider Approval of a Resolution Authorizing the City Manager to Submit an Application to the Criminal Justice Department for a Grant for the Continuation of the Middle/High School D.A.R.E. Program

30

Welborn made a motion to approve a resolution authorizing the City Manager to submit an application to the Criminal Justice Department for a grant for the continuation of the middle/high school D.A.R.E. Program. Oppermann seconded the motion which passed unanimously.

Appointments/Public Hearings/Plats

35

Report from the Planning and Zoning Commission Chairman

Pat Friend, Vice-Chairman, Planning and Zoning Commission, reviewed the cases scheduled before Council.

40

P&Z 93-51-Z/PP Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "PD" Planned Development for Single Family Uses (1st reading) and Approval of a Preliminary Plan for a 23 Acre Tract of Land for Albright Construction Company

Mayor Williams opened the public hearing.

Kirby Albright, 3221 Ridge Road, addressed Council regarding his application and the issue of deed restrictions applicable to his property.

50 Bob and Sue O'Brien, 5 Shadydale Ln., indicated to Council that they protested the zoning change due to a deed restriction violation. Mayor Williams acknowledged that a dispute existed regarding deed restrictions; however, she stated that deed restrictions were of a civil nature and could not be considered by Council under the established guidelines of the governing body. Mayor Williams closed the public hearing.

55 Council discussed the application. Oppermann moved to approve the ordinance with conditions recommended by the Planning and Zoning Commission. White seconded the motion. Following Council discussion, the following votes were cast:

60 Ayes: Morgan, Pappa, White, Williams, Oppermann
 Nays: Welborn
 Absent: Hatfield

65 **P&Z 93-46-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "PD-11" Planned Development 11 and "SF" Single Family 10 to "PD" Planned Development (1st reading) and Approval of a Preliminary Plan and Area Requirements for MAHR Development**

70 Couch reviewed the requested application for a zoning change submitted by MAHR Development indicating that the Planning and Zoning Commission recommended denial of this application. Mayor Williams opened the public hearing.

75 Robert Pope, MAHR Development Corp., reviewed with Council the planned development proposal. Council directed questions to Mr. Pope regarding the number of lots to be available in each lot size, the estimated value of homes to be constructed, and the time frame of construction. Couch reviewed the history of "PD-11" and acknowledged that no specific land use was assigned prior to this planned development.

80 James Kelly, 329 Shepherd's Hill, addressed Council with concern over the area not adhering to the 10,000 sq.ft. minimum lot requirement and what impact it would have on property value. Mayor Williams closed the public hearing.

85 Council discussed the request and asked the Planning and Zoning Commission Vice-Chairman for clarification on the denial of this application. Pat Friend reviewed with the Council some of the concerns identified by the Commission.

Following additional Council discussion, Welborn moved to remand this request back to the Planning and Zoning Commission and to ask the Vice-Chairman to communicate with the other

90 members of the Commission the comments made by Council regarding Council's feelings and to commend the willingness of MAHR Development to work with Council and the Planning and Zoning Commission in developing a favorable community within Rockwall. White seconded the motion, which passed unanimously.

95 **P&Z 93-50-CUP/PP Hold a Public Hearing and Consider Approval of an Ordinance Granting A Conditional Use Permit (1st reading) and Approval of a Preliminary Plat for an Elementary School Located on Dalton Road from Rockwall Independent School District**

100 Couch reviewed the zoning and platting application, indicating that the school was requesting a partial waiver to the street escrow requirements for Dalton Rd. She indicated that they were asking for a reduction from 50% of the estimated cost per front foot to 25% which is the percentage that would apply if the City widened the roadway and assessed adjacent properties.

105 Mayor Williams opened the public hearing. Joe Holt, 303 Shoreview Dr., requested Council to grant the conditional use permit. Sharon Hilgartner, 505 Bessie Ct., representative of the local homeowners association, expressed support for the conditional use permit. Mayor Williams closed the public hearing.

110 Council discussed the impact the nearby retail zoning area would have on the school. The applicants responded that they did not foresee a problem. Welborn moved to approve the ordinance granting a conditional use permit and to approve a preliminary plat with the requested street escrow waiver. Pappa seconded the motion. The motion passed unanimously.

115 **P&Z 93-49-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial from Aline McElroy Word (1st reading)**

120 **P&Z 93-47-CUP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter from Walker Rowe (1st reading)**

125 Couch reviewed the requests for the zoning change from Aline McElroy Word and the conditional use permit from Walker Rowe. Mayor Williams opened the public hearing. Neither the applicants nor any other parties were present. White moved to continue the public hearing for both cases to the next regular meeting. Pappa seconded the motion which passed unanimously.

130 **P&Z 93-39-Z Hold a Public Hearing and Consider Approval of an Ordinance Amending the General Retail Zoning District Classification Regarding Fuel Pumps (1st reading)**

Couch reviewed the process for amending the general retail zoning district classification. Mayor Williams opened the public hearing.

135

Tom Shirey, 605 N. Alamo, appeared before Council to answer any questions and expressed support for the amendment. No one else appeared before Council. Mayor Williams closed the public hearing.

140

White moved to approve the ordinance amending the general retail zoning district classification regarding fuel pumps. The motion was seconded by Pappa and passed unanimously.

P&Z 93-38-PP Consider Approval of a Preliminary Plat for Phase IV of Windmill Ridge

145

Couch reviewed the revisions for the preliminary plat. Welborn moved to approve the preliminary plat. Morgan seconded the motion which passed unanimously.

150

P&Z 93-54-PP Discuss and Consider Approval of a Preliminary Plat for Harlan Park Phase II

1

Couch indicated to Council that this request was adjacent to the location considered earlier for an elementary school. She also indicated that a narrow strip of the property was zoned general retail. She recommended that the preliminary plat be approved subject to correcting the zoning prior to approval of the final plat. Oppermann moved to approve the preliminary plat with the recommended conditions. The motion was seconded by Pappa, which passed unanimously.

160

P&Z 93-56-FP Discuss and Consider Approval of a Final Plat for Texas Star Express and Consider Approval of a Facilities Agreement

165

Couch reviewed the street escrow and street assessment policies of the city at this time. She indicated that the applicant was requesting the street escrow requirement be reduced to 25%, which is comparable to the current street assessment policy, and that the amount be due at the time the road is improved. Couch also recommended that the Council consider requesting the Planning and Zoning Commission to review and develop recommendations regarding the City's street escrow policy.

170

Following Council discussion, Welborn moved to approve the request for the final plat subject to the preparation of a facilities agreement establishing a street escrow request of 25% of the estimated cost of widening Mims Road, to be paid at time of construction. The motion was seconded by Morgan and passed unanimously. In addition, Welborn moved to ask Planning and Zoning Commission to review and develop recommendations regarding the street escrow policy.

175

Oppermann seconded the motion which passed unanimously.

City Manager's Report

180 Couch reviewed the building activity for 1993 which included a breakdown of the history of
building permits for the past several years. A fire summary was also reviewed emphasizing
breakdown in city response time, type of calls, duration of service and various other callouts.
Couch indicated to Council that the implementation of Lakeshore/Summit Ridge traffic
improvement impediments were nearly completed. She informed Council that the County
185 meeting regarding traffic would be held on Thursday, January 20, 1994 in the County
Commissioners Courtroom. In addition, she indicated that the next worksession had been
scheduled for Monday, January 24, 1994.

Action/Discussion Items

190 Consider Adoption on First Reading of An Ordinance of the City Council of the City of
Rockwall, Texas, Authorizing the Issuance and Sale of City of Rockwall, Texas,
Waterworks and Sewer System Revenue Bonds, Series 1994; Prescribing the Form of Said
Bonds; Providing for the Security For and Payment of Said Bonds; Approving the Official
195 Statement; and Enacting Other Provisions Relating to the Subject (1st reading)

Welborn moved to approve an ordinance authorizing the issuance and sale of City of Rockwall,
Texas, Waterworks and Sewer System Revenue Bonds, Series 1994, etc.. Oppermann seconded
the motion. The following votes were cast:

200 Ayes: Morgan, Pappa, White, Williams, Oppermann, Welborn
Absent: Hatfield


Adjournment

205 The City Council adjourned at 9:10 p.m.

APPROVED

210
215 ATTEST

Mayor *Pro Tem*

220 
City Secretary

MINUTES OF THE ROCKWALL CITY COUNCIL
APRIL 18, 1994

5 **Hold Executive Session Under Section 551.074 of the V.A.C.S.**

The Council convened into executive session at 6:30 p.m. to discuss personnel regarding appointment of a Council Member with the following Council Members present: Dale Morgan, Jack Pappa, George Hatfield and Nell Welborn. Todd White was absent.

10

Take Any Necessary Action as a Result of the Executive Session

The Council came out of Executive Session at 7:25 p.m. Mayor Williams announced that no action would be taken as a result of Executive Session.

15

Call to Order

Mayor Alma Williams called the meeting to order at 7:25 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, George Hatfield and Nell Welborn. Todd White was absent.

20

Consent Agenda

25

a) **Approval of Minutes of April 4, 1994**

Welborn made a motion to accept the minutes of April 4, 1994 as written. Hatfield seconded the motion which passed unanimously.

30

Appointments/Plats/Plans

Appointment with Rockwall Chamber of Commerce Representative Regarding Annual Contract and Take Any Necessary Action

35

Tom Manskey with the Chamber of Commerce gave the Council a copy of the quarterly report and briefly highlighted it. He introduced some of the Chamber Board members in the audience.

40

After considerable Council discussion regarding the proposed projects for the new contract, Hatfield made a motion to execute an annual contract not to exceed the amount of \$11,000 with the Rockwall Chamber of Commerce. Morgan seconded the motion which passed unanimously.

45

Following passage of this item, Mayor Williams opened the floor to members of the Chamber Board of Directors who wanted to express their interest and/or concerns.

Michael Moscarello, Rick Filip and Dr. Frank Miller addressed the Council and generally expressed concern regarding the Council's support of the chamber and its efforts to promote Rockwall.

50

Appointment with Lakefest Representative Regarding Annual Lakefest Planning and Take Any Necessary Action

Paul Moreland, Chairman of 4thfest, appeared to update Council on the current planning status. The event would be held for one day and would center around an evening firework display. He indicated to Council that the organization would be requesting a contract with the City for funding assistance. At this time Mr. Moreland requested that the Council approve funding not to exceed \$5,000 initially for the upcoming event. Hatfield made a motion that the City Manager prepare and execute a contract with the 4thfest Committee to allocate \$5,000 to the organization for initial expenses with the contract to be ratified by the City Council at their next meeting. Welborn seconded the motion. The motion passed unanimously.

55

60

Appointment with Hubbard Chambers Music Series Representative Regarding Annual Contract and Take Any Necessary Action

65

Couch highlighted the information provided to Council from Ms. Makan.

Renee Makan, 123 Highview Ln., addressed Council regarding funding for the upcoming year. She highlighted the tentative schedule for the upcoming season and requested that Council consider their request for funding in the amount of \$5,000 at the time of budget preparation.

Welborn made a motion to accept the report from Hubbard Chambers Music Series and requested that city staff place the request in the budget for the 1994-'95 year. The motion was seconded by Pappa and passed unanimously.

75

Appointment with Chairman of the Planning and Zoning Commission

Van Ewing appeared before Council and reviewed the two cases before Council.

80

P&Z 94-8-PP Discuss and Consider Approval of a Request from Whittle Development Co. for a Preliminary Plat for Fox Chase, Phase III, Located South of IH-30 and East of FM-740

Couch reviewed the Planning and Zoning recommendation.

85

Harold Evans, representing Whittle Development Co., requested Council to approve the preliminary plat as submitted.

Pappa made a motion to approve the preliminary plat for Fox Chase, Phase III. Morgan seconded the motion. The motion was voted on and passed unanimously.

90

P&Z 93-38-FP Discuss and Consider Approval of a Request from Shepherd Place Homes for a Final Plat for Windmill Ridge, Phase 3A for a 22-acre Subdivision Located with "PD-

13", East of FM-3097

05 Couch outlined the Planning and Zoning recommendation, which included the conditions that the plat be corrected to reflect all required easements and that all engineering be revised as requested by the City Engineer.

100 Harold Evans, representing Shepherd Place Homes, indicated to Council that the plans will conform to all the review requirements. He requested that Council approve the final plat.

105 Welborn made a motion to approve the final plat for Windmill Ridge, Phase 3A subject to the stated conditions. The motion was seconded by Hatfield and passed unanimously.

City Manager's Report

110 Couch indicated to Council that the Chandler's Landing Marina was under new ownership. The Resolution Trust Corporation (RTC) will be in charge of the marina until a new buyer could be secured.

115 She also noted that changes made in Finance Department personnel would be made to adjust the workload in order to be more efficient and productive in meter reading and clerical staffing. This staff change would involve the exchange of one full-time position with two part-time positions.

120 Michael Phemister, Director of Finance, highlighted to Council that the new computer system was fully installed and operational. He indicated that all accounting programs are operating from the new system and running smoothly and that the service center, will soon be connected to the network.

Couch reviewed the police report for the month of March with Council and answered questions.

125 In closing, Couch told Council that the airport transition had been completed and that the City had operational control of the airport at this time. She indicated that a request for proposal will be developed for distribution to interested individuals. The repaving project for the airport will be the first asphalt overlay project which is tentatively scheduled to begin within approximately 3 weeks.

Action/Discussion Items

135 Discuss and Consider Re-Award of Bid for Janitorial Service and Take Any Necessary Action

Hatfield made a motion to void the award of bid for janitorial service and to award the bid to Metroplex Maids as the lowest responsible bidder. Morgan seconded the motion and it passed unanimously.

110 **Discuss and Consider Award of Bid for Water Meters and Take Any Necessary Action**

Morgan made a motion to award the bid to Mueller Company. The motion was seconded by Pappa and passed unanimously.

145 **Discuss and Consider Award of Bid for Lighting at Three (3) Ballfields and Take Any Necessary Action**

Crowley reviewed the proposals with Council.

150 Welborn made a motion to award the bid to NEMA 3 Electric for the lighting at three ballfields and authorized the City Manager to enter into a contract for the construction and design of the lighting. Pappa seconded the motion. The motion was voted on and passed unanimously.

155 **Discuss and Consider Entering Into a Contract with Chiang, Patel & Associates Regarding Design and Construction for Supplemental Water Treatment Facilities and Take Any Necessary Action**

160 Couch outlined the need to construct ammoniation facilities at both water storage facilities in order to comply with state and federal requirements regarding trihalomethane levels in our water system. She outlined the estimated cost of such facilities also. Crowley highlighted the contract with Council.

165 Ed Motley, representing Chiang, Patel, & Associates, addressed Council and answered questions.

Following Council discussion, Welborn made a motion to table action on this item until the next regularly scheduled meeting. Hatfield seconded the motion which passed unanimously.

170 **Hold Executive Session Under Section 551.074 of the V.A.C.S.**

175 The Council convened into executive session at 9:20 p.m. to discuss a) personnel regarding appointment to the Economic Development Planning Commission, b) personnel regarding appointment of a Council Member and c) personnel regarding appointment to the Board of Adjustments

Take Any Necessary Action as a Result of the Executive Session

180 The Council reconvened into regular session at 9:50 p.m. Morgan made a motion to appoint Bob Wilson as Councilmember for the unexpired term in Place 3. Hatfield seconded the motion which passed unanimously. Welborn made a motion to appoint Greg Fox to fill a vacancy on the Board of Adjustment. The motion was seconded by Pappa and passed unanimously. Hatfield made a motion to appoint John King to the Economic Development Planning
185 Commission. Morgan seconded the motion. The motion was voted on and passed unanimously.

Case No. PZ 93-38-Z

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

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

1. 110 ft is small enough already - The line has to be drawn somewhere. It's already at 110 ft. There is
2. no reason that the development can't be laid out for 180 ft lots (minimum). Anything less is ridiculous.
- 3.

Signature Joseph J. [Signature]
Address 112 Woodcreek Drive
(Woodmill Ridge)

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-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. The city zoning minimums are designed based on the type of housing community. It is unacceptable
2. to require a minimum of a 110 feet and then reduce it half way through the development, solely for the profits
3. of 1 Builder. Especially since the large existing housing community will suffer in the form of reduced

Signature Daniel [unclear] [unclear]

Address 238 Rockwell Ave

PZ-PUBLICNOTICEFORM.FRM

property values, lower income residents, possible rental housing, losses during sale of residence and harder to sell your home.

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ 93-38-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. I do not like to see anything taken away.

2.

3.

Signature *Pat Guillen*

Address *209 Vendrick*

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

1.

2.

3.

Signature David L. Smith

Address 208 MAPLERIDGE DR

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-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. Lower the value of homes existing in neighborhood.
2. Could lead to smaller homes being built, or less expensive housing.
- 3.

Signature Jill + Robbie Luma
Address 108 Woodcreek Dr.

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

1. Do NOT WANT THE CHANCE OUR LOTS COULD BE
2. RE-ZONED —
- 3.

Signature Anna Brockway

Address 202 Windmill Ridge
Rockwall, Tx. 75087

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-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. Smaller lots sizes means more homes in a limited space.
2. Smaller lots will decrease the appearance of our ~~subdivision~~ ^{subdivision.}
3. More traffic into the subdivision. The only Street that is used most is Rockwall Parkway.
4. Decrease the value of our homes.

Signature

Robin Soughi

Address

161 CRESTHAVEN DR

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

or often
^

- Smaller lots usually mean smaller homes. Most of
1. the time they are bought by investors who use
 2. them as rental property. Too often they are not well maintained and result in a devaluation of surrounding
 3. homes.

If you would like an example come

and I will show and give you a history of the house across the street from us.

Signature *Robert Bradford*

Address Mary W Bradford

Mrs Robert Bradford
117 Windmill Ridge
Rockwall, TX 75087

(214) 722-4616

Case No. PZ 93-38-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

Bobby R. Holt

Address

P.O. Box 8868
Metairie La 70011

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

- 1.
- 2.
- 3.

Signature James R. Audrey

Address 503-S-Galena St

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

1. *We need more affordable housing in Rockwall!*
- 2.
- 3.

Signature *Debra Chaplin*
Address *Box 35 Rockwall, Tex. 75087*

PZ-PUBLICNOTICEFORM.FRM

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ 93-38-Z

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

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

1. Smaller lots will decrease the property value of the surrounding area.
2. Cost of public utilities public service and utilities will increase
3. If the zoning board approves the change we will file suit for the depletion of property value collectively and individually

Signature Jamie Lentel

Address 162 Westwood

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-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. SMALLER LOTS MEANS SMALLER HOUSE
2. SMALLER HOUSES MEANS LESS VALUE
3. MY HOME VALUE GOES DOWN

Signature D. J. Norman

Address 146 Summerhill

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

1. I'm AFRAID The smaller lots will Lower my Property Value
2. too small homes on lots
- 3.

Signature David J. Sybil

Address 160 Cresthaven

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

- 1.
- 2.
- 3.

Signature JC Stewart

Address 157. Brockway

PZ-PUBLICNOTICEFORM.FRM

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ 93-38-Z

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

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

1. I feel as though allowing smaller lot sizes will bring
2. smaller homes which will decrease property values
3. and ultimately lead to the demise of what is now a wonderful neighborhood. This city has successfully avoided

Signature Brett Merritt

Address 135 Overbrook

PZ-PUBLICNOTICEFORM.FRM

214-771-5530

having to adopt the HCH subdivision, but if proper planning is not done Windmill Ridge will soon be in the same position and our city does not need this. Please feel free to call me if you need further

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

info. *Shirley*

Case No. PZ 93-38-Z

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

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

1. *Smaller lots might lead to smaller homes w/ children playing in the streets more because they'd not be able to play football, etc. in their own backyards.*
2. *Smaller housing would devalue current size houses*
3. *Smaller lots would devalue current lots.*

Signature *Geige Schrock*

Address *141 Brockway*

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-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. possible-value of property reducing
2. opposed to lots being reduced
- 3.

Signature Eric Poe

Address 155 Westwood
Rockwall Tx 75087

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

1. smaller lots mean smaller houses
2. smaller lots mean more houses crammed in
3. I oppose anything of any size being built on the beautiful field of wildflowers we have enjoyed for 9 years. Why would I want more traffic, trash, noise & people congesting the area in the name of some builder's profit? Makes me want to sell my house and move!

Signature Glenn Martin

Address 236 Rockwell Pkwy.

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-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. *smaller lots, reduced value!*
- 2.
- 3.

Signature *John Paul*
Address *SP Resham*

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ 93-38-Z

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

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

1. Decreasing the lot size will decrease the size of the house built. This builder has already demonstrated that he intends to build smaller houses. The houses he has
2. already constructed on remaining Centennial property have been less than 1700 Sq.Ft. Smaller houses and smaller lots will directly affect property values of the existing homes in Windmill Ridge. "Robbie Lee Hale Homes" has already constructed
3. 1500 sq.ft. \$76,000.00 Homes right next to existing Centennial 2400 sq.ft. \$110,000 homes. **I am opposed to the change due to the adverse effect on property values.**

Signature 

Address 148 WESTWOOD DRIVE

PZ-PUBLICNOTICEFORM.FRM

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700

Case No. PZ 93-38-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. The quality of the whole subdivision will diminish if the lot depth is changed from 110 feet to 100 feet. This means more houses could be built in the same amount of space. This would cause the aesthetically appealing "look" of the subdivision to be lost on that side. In other words, more houses being built in the same amount of space will cause the whole subdivision to look too crowded. This could even cause property values to go down on the side of the subdivision where residents currently have homes. The only reason the builder wants the lot depth changed is to make more money for himself - not to better the current subdivision. I see no reason why the lot depth should be changed.
2. There will be more pedestrian/vehicle accidents prone to happen since Rockwall Parkway will have more traffic than it is currently built to handle, i.e., more children playing and more vehicles do not equal safety.
3. Builders are currently working "around the clock" to finish the houses in the main subdivision area as it is. Current residents don't want another year (or two) of their subdivision being torn up, dirty, and in a state of disarray.

Signature:

Randy + Cindi Hednott

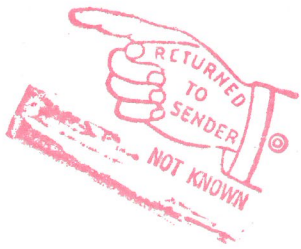
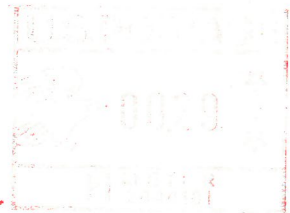
Address:

137 Overbrook Drive



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3793

205 West Rusk



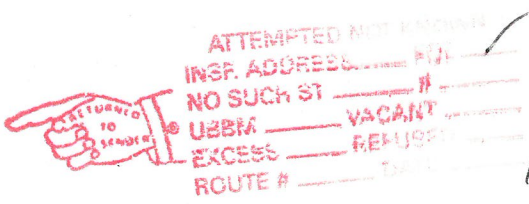
MARVIN SMITH
 P.O. BOX 811
 MESQUITE, TX 75149

382



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3793

205 West Rusk



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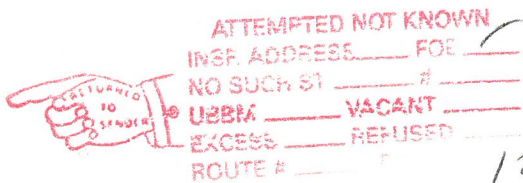
JOHN ADAMS
 119 WINDMILL RIDGE
 ROCKWALL, TX 75087

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205 West Rusk



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CLIFTON HAHNE
 149 BROCKWAY
 ROCKWALL, TX 75087

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205 West Rusk

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"THE NEW HORIZON"

Rockwall, Texas 75087-3793



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RAUL PEREZ
 221 WINDMILL RIDGE
 ROCKWALL, TX 75087

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205 West Rusk

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PATRICK MULLOY
 210 WINDMILL RIDGE
 ROCKWALL, TX 75087

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