

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-2-2 Filing Fee \$ 762.70 Date 1/24/94

Applicant Los Prados Development Co. Phone (817) 261-3477

Mailing Address: 1901 Stadium Oaks
Arlington, Texas 76011

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.)

Attached - Exhibit B

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

MF-15 District Classification to

SF-7 District Classification for the following reasons: (attach separate sheet if necessary)

Market indicates a need for more single family development in the area. We plan to develop this tract into single family if re-zoning is successful.

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

2

Status of Applicant Owner _____ Tenant _____

Prospective Purchaser X

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 Donald Gentry

Note:

1

The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

2

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

DESCRIPTION

Being 2,669,083 square feet or 61.2737 acres of land, more or less, situated in the Daniel Atkins Survey, Abstract No. 1, Rockwall, Rockwall County, Texas and being part of a called 63.391 acre tract of land conveyed to Robert S. Folsom Investments, Inc. by deed recorded in Volume 110, Page 653, Deed Records of Rockwall County, Texas and being more particularly described as follows (the bearing source for this survey taken from the said deed):

BEGINNING at a set 1/2 inch iron rod in the northwesterly line of Yellowjacket Lane (a 90 foot right-of-way at this location, as dedicated to the City of Rockwall by deed recorded in Volume 479, Page 10, Deed Records of Rockwall County, Texas), said point being N 44 degrees 14 minutes 32 seconds W, a distance of 2.50 feet from a found 1/2 inch iron rod in the northwesterly line of Yellowjacket Lane (an 85 foot right-of-way at this location), said found 1/2 inch iron rod being the southerly corner of Lot 1, Block A of Pebblebrook Apartments, Phase Two, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Slide B, Page 45, Plat Records of Rockwall County, Texas, and said found 1/2 inch iron rod being southwesterly, a distance of 1,045.4 feet from the intersection of the northwesterly line of Yellowjacket Lane with the southwesterly line of State Highway 205 (a variable width right-of-way), and said point being in the northeasterly line of the said 63.391 acre tract;

THENCE, the following courses and distances with the northwesterly line of Yellowjacket Lane:

- S 44 degrees 35 minutes 58 seconds W, a distance of 0.91 feet to a set 1/2 inch iron rod at the beginning of a curve to the right with a central angle of 08 degrees 36 minutes 43 seconds, a radius of 1,455.00 feet, a chord bearing of S 48 degrees 54 minutes 17 seconds W and a chord distance of 218.49 feet;
- Southwesterly along said curve, an arc distance of 218.70 feet to a set 1/2 inch iron rod at the point of reverse curve to the left with a central angle of 08 degrees 21 minutes 06 seconds, a radius of 1,545.00 feet, a chord bearing of S 49 degrees 02 minutes 06 seconds W and a chord distance of 225.00 feet;
- Southwesterly along said curve, an arc distance of 225.20 feet to a set 1/2 inch iron rod at the point of tangency;
- S 44 degrees 51 minutes 34 seconds W, a distance of 687.17 feet to a set 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 12 degrees 59 minutes 16 seconds, a radius of 845.00 feet, a chord bearing of S 38 degrees 21 minutes 56 seconds W and a chord distance of 191.13 feet;
- Southwesterly along said curve, an arc distance of 191.54 feet to a set 1/2 inch iron rod at the point of tangency;
- S 31 degrees 52 minutes 18 seconds W, a distance of 10.61 feet to a set 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 05 degrees 03 minutes 22 seconds, a radius of 845.00 feet, a chord bearing of S 29 degrees 20 minutes 37 seconds W and a chord distance of 74.54 feet;
- Southwesterly along said curve, an arc distance of 74.57 feet to a set 1/2 inch iron

DESCRIPTION

rod for a corner, said point being in the Southeasterly line of the said 63.391 acre tract and said point being the most northerly corner of a called 7.7045 acre tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 585, Page 237, Deed Records, Rockwall County, Texas;

THENCE S 45 degrees 35 minutes 54 seconds W, with the southeasterly line of the said 63.391 acre tract and the northwesterly line of the said Rockwall Independent School District tract, a distance of 878.02 feet to a set 1/2 inch iron rod for a corner, said point being the most easterly southeast corner of the said 63.391 acre tract and the northeast corner of a called 1.14 acre tract of land conveyed to Gary and Dorothy Knoll by deed recorded in Volume 161, Page 772, Deed Records, Rockwall County, Texas.

THENCE N 76 degrees 22 minutes 41 seconds W, with the southerly line of the said 63.391 acre tract and the northerly line of the said Knoll tract, a distance of 324.62 feet to a set 1/2 inch iron rod for a corner, said point being the most southerly southwest corner of the said 63.391 acre tract and in the easterly line of a called 10.24 acre tract of land conveyed to James P. and Mary Jean Syvrud by deed recorded in Volume 168, Page 588, Deed Records, Rockwall County, Texas.

THENCE N 05 degrees 41 minutes 00 seconds E, with the westerly line of the said 63.391 acre tract and the easterly line of the said Syvrud tract, a distance of 440.81 feet to a found railroad iron for an angle point;

THENCE N 15 degrees 15 minutes 44 seconds E, continuing with the westerly line of the said 63.391 acre tract and the easterly line of the said Syvrud tract, passing the northeast corner of the said Syvrud tract and the southeast corner of a called 6.0 acre tract of land conveyed to Church On The Rock, Rockwall, Texas, continuing in all a distance of 259.47 feet to a found railroad iron for an angle point;

THENCE the following courses and distances with the westerly line of the said 63.391 acre tract and the easterly line of the said Church On The Rock, Rockwall, Texas tract:

-N 66 degrees 00 minutes 57 seconds E, a distance of 138.88 feet to an angle point;

-N 70 degrees 20 minutes 27 seconds E, a distance of 154.72 feet to a point for a corner;

-N 30 degrees 20 minutes 59 seconds W, a distance of 229.99 feet to an angle point;

-N 04 degrees 19 minutes 46 seconds E, a distance of 591.53 feet to a found 3/8 inch iron rod for an angle point;

-N 23 degrees 42 minutes 10 seconds W, a distance of 75.58 feet to an angle point;

-N 68 degrees 16 minutes 09 seconds W, a distance of 87.73 feet to a found 3/8 inch iron rod for a corner, said point being the most northerly southwest corner of the said 63.391 acre tract and said point lying in the southeasterly line of the M.K. & T. Railroad (a 100 foot right-of-way);

THENCE N 18 degrees 53 minutes 44 seconds E, with the southeasterly line of the M.K. &

DESCRIPTION

T. Railroad, a distance of 1,268.26 feet to a set 1/2 inch iron rod for a corner, said point being the northwest corner of the said 63.391 acre tract and said point being the southwest corner of a called 11.299 acre tract conveyed to Raymond Cameron by deed recorded in the Deed Records of Rockwall County, Texas.

THENCE S 44 degrees 14 minutes 32 seconds E, with the northeasterly line of the said 63.391 acre tract and the southwesterly line of the said Cameron tract, passing at a distance of 368.07 feet the southeast corner of the said Cameron tract and the southwest corner of the Our Lady of the Lake Catholic Church, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Slide B, Page 217, Plat Records, Rockwall County, Texas, passing at a distance of 1,073.65 feet to the common southerly corner of the said Our Lady of the Lake Catholic Church addition and the above mentioned Lot 1, Block A of Pebblebrook Apartments, Phase Two, continuing in all a distance of 1,879.94 feet to the Point of Beginning.

COLLIN EQUITIES, INC.
A Texas Corporation

January 19, 1994

Mr. Don Grantges
Los Prados Development
1901 Stadium Oaks
Arlington, Texas 76011

RE: Purchase and Sale Agreement dated January 12, 1994 ("Agreement") between Collin Equities, Inc. ("Seller") and Los Prados Development ("Los Prados") regarding that certain property known as the Rockwall property and located in the City of Rockwall, State of Texas ("the Property")

Dear Don:

This letter serves to provide the additional agreement between Seller and Los Prados with regard to Los Prados' desire to rezone the Property to accommodate their development plan. Seller hereby consents to the rezoning efforts of Los Prados and agrees to cooperate in any reasonable manner with Los Prados in those efforts. Los Prados shall not take or permit any rezoning or related actions which might have the effect of binding the Property, or Seller, to any change in the current zoning status, platting or other development action, until after the Closing Date or otherwise with Seller's prior written approval. Los Prados agrees, during the pendency of the Agreement, to promptly forward and deliver to Seller copies of all notices, correspondence and other items received or furnished by Los Prados in connection with, relating to, or affecting the rezoning of the Property. Los Prados shall pay and be solely responsible for all filing fees, application fees, and all other costs and expenses incurred in connection with the rezoning and Seller shall have no liability for same. Los Prados shall keep Seller fully apprised on the status of the rezoning efforts and hereby indemnifies and holds harmless Seller from any and all costs, expenses, liabilities and obligations relating to the rezoning efforts and from any and all damages or diminution in value to the Property caused by any such rezoning efforts by or on behalf of Los Prados.

Los Prados acknowledges and agrees that Seller has made no representations or warranties with respect to the rezoning efforts, and that Los Prados shall not take or permit any action in connection with the rezoning which requires, or might be deemed to be, a representation, warranty covenant, concession or other consideration or obligation of or payable or performable by Seller.

Mr. Don Grantges
January 19, 1994
page 2

All terms not specifically defined herein shall be deemed to have the same meaning given such terms in the Agreement. Except as modified by this letter, the Agreement shall remain in full force and effect in accordance with its terms.

Your acknowledgement below, shall constitute Los Prados' concurrence with the terms herein.

Yours truly,

COLLIN EQUITIES, INC

By: Will J. [Signature]
its VP

By: [Signature]
its ATTORNEY SECRETARY

Agreed to this 20 day of January 1994.

Los Prados Development

By: Donald Grantges
Don Grantges
its Partner

ASHLEY & WELCH
ATTORNEYS AND COUNSELORS AT LAW
A PROFESSIONAL CORPORATION
1125 TEXAS COMMUNITY BANK BLDG.
8285 DOUGLAS AVENUE, LB 58
DALLAS, TEXAS 75285
FAX (214) 881-1571
(214) 881-1281

January 31, 1994

Ms. Denise LaRue
Community Development Coordinator
City of Rockwall
204 West Rusk
Rockwall, Texas 75087

Re: Los Prados Zoning Request
61,2737 acres on Yellow Jacket Lane
PZ 94-2-Z

Dear Ms. LaRue:

I own 8.910 acres on Yellow Jacket having a common boundary and corner with the Los Prados property for which Los Prados has requested a change in zoning.

In reviewing the description contained in the Public Notice, I have detected a discrepancy in the location of our common corner on Yellow Jacket.

My deed and survey shows my corner to be 1161.61 feet from SH205. The Los Prados property corner is shown in the Public Notice to be 1045.4 feet from SH205. Thus, the Los Prados description encroaches my property by 116.21 feet ($1161.61 - 1045.4 = 116.21$).

This discrepancy should be corrected or resolved before any action is taken on this zoning request, otherwise the City would inadvertently rezone my property for which no re-zoning is sought.

I have asked Kirby Albright to present this problem to you on my behalf for resolution.

Very truly yours,

Robert F. Ashley

kld

c:/albright/12013194.k1

MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-2-Z (Los Prados)
DATE: February 7, 1994

The applicant is requesting approval of a change in zoning and is requesting a waiver of alleys as indicated on the submitted site plan. The property is currently zoned MF -Multi-family. The applicant proposes to change zoning to SF-7 Single family residential. In addition, because of the physical limitations of the site (drainage ways and arterial perimeter streets) the applicant has requested that alleys be waived for this site. We offer the following comments and recommendations:

Zoning

1. This request is not in compliance with the Comprehensive Land Use Plan. The Land Use Plan indicates a combination of office, retail, multi-family, and open space for this site. However, the current zoning also is not in total agreement with the Land Use Plan.
2. It appears that the original direction provided by the Land Use Plan, for this location, has changed somewhat. A school has been built to the south of the site and the proposed collector road that would cause the intersection at Ridge Road is not likely to occur.
3. Because of the changing development trends within this area and the apparent refinement in development philosophy for this area, it is our opinion that a single family residential development at this location would be appropriate.
4. In the event that the City were to support this zoning change, we would recommend that the City also amend the existing Land Use Plan to reflect accordingly.

Memorandum
February 7, 1994
94-2-Z
Page 2 of 2

Site Plan (Waiver of Alleys)

1. The applicant has indicated that because of the presence of significant drainage areas and because lots are proposed to back adjacent to Yellowjacket Lane, alleys located at these locations would not be practical. Since this will comprise a significant amount of the subdivision, the applicant feels it would be consistent and appropriate to waive the requirement of all alleys. There have been other subdivisions with similar design limitations where the requirement for alleys has been waived. We feel that it would be consistent with past actions to waive the requirement for alleys for this subdivision.

If you have any comments or questions please do not hesitate to contact me.



Consultants in Engineering, Architecture,
Planning and the Environment

March 23, 1994

Mr. Dub Duphrate
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Reference: Planning and Zoning Commission Workshop March 31, 1994

Dear Dub:

Please let this letter serve as an official request to be placed on the March 31, 1994, P & Z Workshop agenda. The purpose is to explore the rezoning of the property located at the S.E. corner of F.M. Road 740 (Ridge Road) and F.M. Road 3097 (Horizon Road).

As you know, the property is currently governed by the PD-9 Ordinance and is designated mostly General Retail. We would like to rezone it to a single family use.

Attached are property surveys to help familiarize yourself with the property and distribute to the Commissioners. Should you need additional information or have any questions, do not hesitate to contact me.

Sincerely,

CARTER & BURGESS, INC.

A handwritten signature in blue ink that reads "Karen Porter".

Karen Porter

Enclosure

94307500.L01

7950 Elmbrook Drive, Ste. 250 / Dallas, TX 75247-4951
 Dallas • Fort Worth • Houston • Arlington • Austin • Midland, TX
 Little Rock, Arkansas • Fort Myers, Florida

TO: Dub Duprate
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

DATE	JOB NO.
<u>3.24.94</u>	<u>93327701D</u>
RE: <u>P&Z Workshop.</u>	

ATTENTION: Dub

WE ARE SENDING YOU:

- Herewith In accordance with your request
 Under separate cover via:
 Messenger Blueprinter Carrier
 Mail Receipt and return duplicate to Carter & Burgess, Inc. _____

THE FOLLOWING:

- Original tracings Prints Copy of letter
 Reproducibles Specifications Other _____

NO. OF COPIES	DATE	DRAWING NO.	DESCRIPTION
<u>10 Sets</u>			<u>Plan & Section</u>

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval Furnish as submitted Revise and resubmit _____ copies for approval
 For your use Furnish as corrected Submit _____ copies for distribution
 For your information Returned for corrections Return _____ corrected prints
 For review and comment Submit specified item _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Please let this package serve as official request
to be placed on Thursday's P&Z Workshop Agenda.
Call with questions and concerns!

COPIES TO: _____

SENT BY: Kare Porter

**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-2-Z/PD (Los Prados)
DATE: April 11, 1994

The applicant is requesting approval of a change in zoning and is requesting a waiver of alleys as indicated on the submitted site plan. The property is currently zoned MF -Multi-family. The applicant proposes to change zoning to SF-7 Single family residential. In addition, because of the physical limitations of the site (drainage ways and arterial perimeter streets) the applicant has requested that alleys be waived for this site. We offer the following comments and recommendations:

Zoning

1. This request is not in compliance with the Comprehensive Land Use Plan. The Land Use Plan indicates a combination of office, retail, multi-family, and open space for this site. However, the current zoning also is not in total agreement with the Land Use Plan.
2. It appears that the original direction provided by the Land Use Plan, for this location, has changed somewhat. A school has been built to the south of the site and the proposed collector road that would cause the intersection at Ridge Road is not likely to occur.
3. Because of the changing development trends within this area and the apparent refinement in development philosophy for this area, it is our opinion that a single family residential development at this location would be appropriate.
4. In the event that the City were to support this zoning change, we would recommend that the City also amend the existing Land Use Plan to to reflect accordingly.

LOS PRADOS DEVELOPMENT
1901 STADIUM OAKS
ARLINGTON, TEXAS 76011

May 6, 1994

Ms. Julie Couch
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: Zoning Case #P&Z 94-2-Z/SP

Dear Ms. Couch:

Please be advised that we hereby request that the Second Reading on the above referenced Zoning Case be tabled until such time as our Preliminary Plat has been reviewed by the Rockwall Planning and Zoning Commission.

Thank you for your help and consideration in this matter.

Sincerely,



Bob Shelton

BS/mb

c: Rita Keller
Wells Fargo Bank



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-11-PP (Waterstone Estates)
DATE: June 7, 1994

The applicant is requesting approval of a preliminary plat. This plat is a 115 lot subdivision. The property was recently rezoned to SF-7 residential. The proposed lots are a typical 7,475 sq.ft. and no lot is less than 7,000 sq.ft. We offer the following comments and recommendations relative to this application:

Comments:

1. The applicant must provide assurance that Damascus Road will align properly with the existing roadway and right-of-way that current exists in developments to the northeast. These alignments or alternate alignments should be indicated on the preliminary plat.
2. The applicant should show the easement (and the dimensions of the easement) that will contain the drainage flume in Block A.
3. The applicant should remove any indication that fences will be permitted to cross the flume. In addition, the rebar extending from the bottom of these fences will not be permitted.
4. The preliminary and final plats must clearly indicate that fencing will not be permitted to encroach into any open drainage easements, this shall include specifically the rear easement line of the lots contained in Block A.
5. The street name "Rochelle" should be changed.

These comments and recommendations represent a thorough review of the application, but do not relieve the applicant or his agent from the responsibility of satisfying all the requirements and regulations of zoning, subdivision platting, and other development related ordinances of the City of Rockwall. If you have any questions or comments regarding our review of this application, please do not hesitate to contact us.

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: February 10, 1994

Agenda Item: P&Z 94-2-Z - Hold Public Hearing and Consider Recommending Approval from Los Prados Development Company for a zoning change from Multifamily-15 to Single Family-7 for property located on the north side of Yellowjacket Lane, and east side of Union Pacific Railroad.

Item Presented By: Los Prados Development Co.

Action Needed: Hold Public Hearing and Consider recommending approval of a zoning change from Multifamily-15 to Single Family-7.

Background Information: The applicant is requesting a change of zoning from MF-15 to SF-7 and is requesting a waiver of alleys due to the physical limitations of the site. The request does not comply with the Comprehensive Land Use Plan. The Land Use Plan indicates a combination of office, retail, multifamily, and open space. The trends in development, however, have changed subsequent to the inception of the Land Use Plan. For example, the new high school south of Yellowjacket Lane was originally shown to be office and commercial on the Land Use Plan.

Recommendation: Staff recommends approval of the zoning change from MF-15 to SF-7. Staff also recommends waiving the alley requirements because of the physical limitations of this specific parcel of land.

Attachments:

1. Memorandum from Dan Boutwell, ACIP.
2. Site Plan.
3. Zoning Map.

Agenda Item: P&Z 94-2-Z


MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-2-Z (Los Prados)
DATE: February 7, 1994

The applicant is requesting approval of a change in zoning and is requesting a waiver of alleys as indicated on the submitted site plan. The property is currently zoned MF -Multi-family. The applicant proposes to change zoning to SF-7 Single family residential. In addition, because of the physical limitations of the site (drainage ways and arterial perimeter streets) the applicant has requested that alleys be waived for this site. We offer the following comments and recommendations:

Zoning

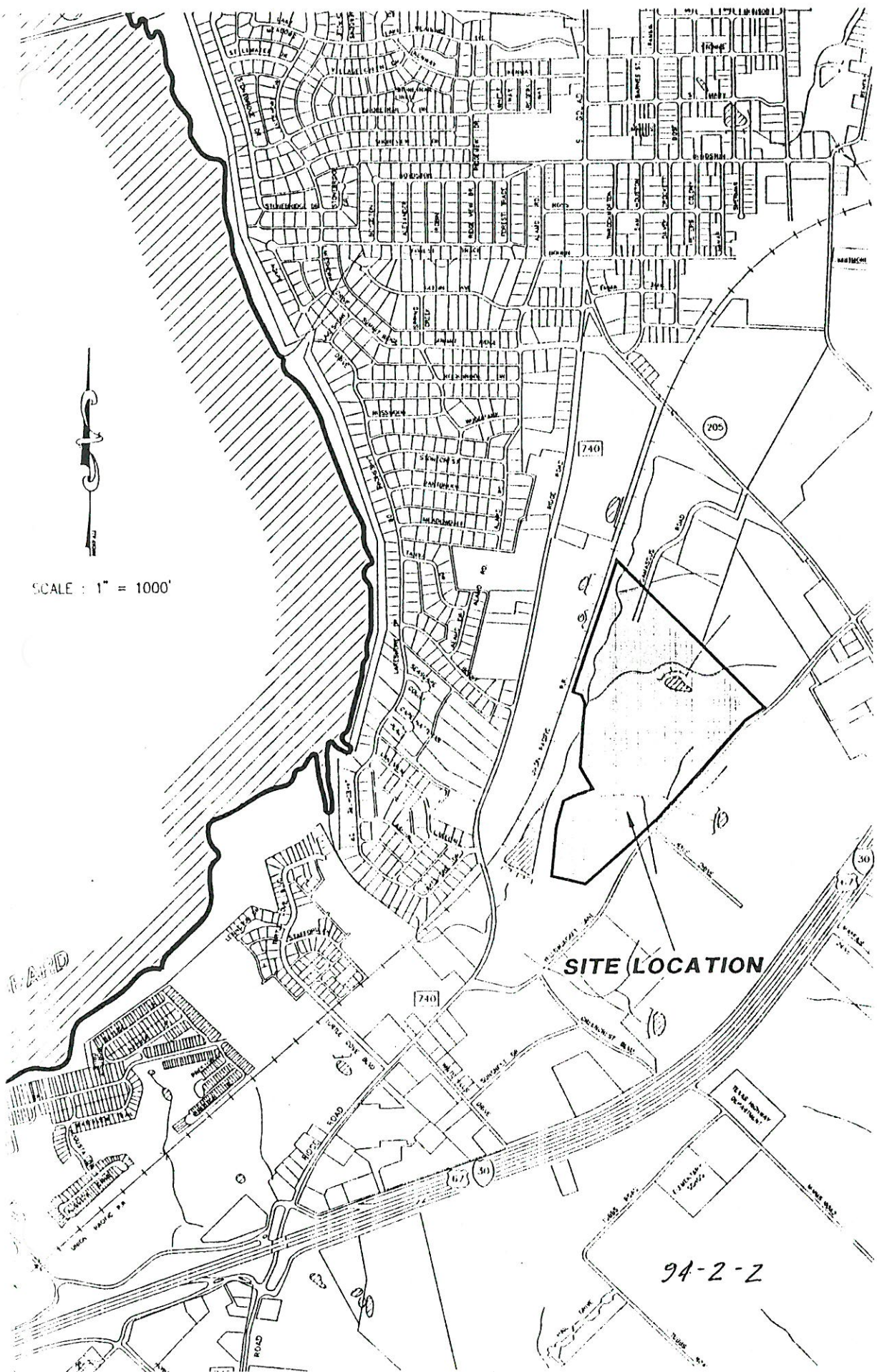
1. This request is not in compliance with the Comprehensive Land Use Plan. The Land Use Plan indicates a combination of office, retail, multi-family, and open space for this site. However, the current zoning also is not in total agreement with the Land Use Plan.
2. It appears that the original direction provided by the Land Use Plan, for this location, has changed somewhat. A school has been built to the south of the site and the proposed collector road that would cause the intersection at Ridge Road is not likely to occur.
3. Because of the changing development trends within this area and the apparent refinement in development philosophy for this area, it is our opinion that a single family residential development at this location would be appropriate.
4. In the event that the City were to support this zoning change, we would recommend that the City also amend the existing Land Use Plan to reflect accordingly.

Memorandum
February 7, 1994
94-2-Z
Page 2 of 2

Site Plan (Waiver of Alleys)

1. The applicant has indicated that because of the presence of significant drainage areas and because lots are proposed to back adjacent to Yellowjacket Lane, alleys located at these locations would not be practical. Since this will comprise a significant amount of the subdivision, the applicant feels it would be consistent and appropriate to waive the requirement of all alleys. There have been other subdivisions with similar design limitations where the requirement for alleys has been waived. We feel that it would be consistent with past actions to waive the requirement for alleys for this subdivision.

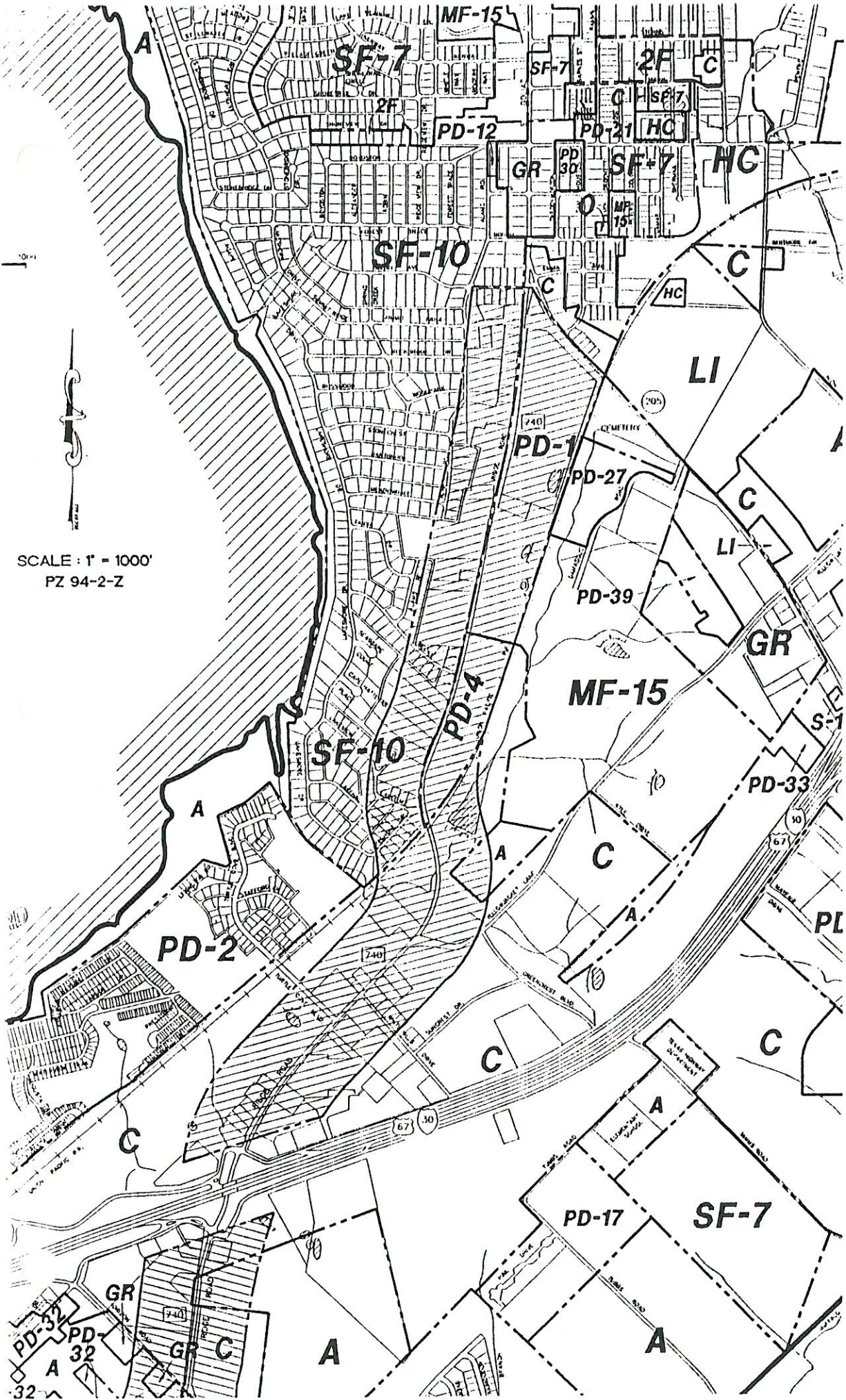
If you have any comments or questions please do not hesitate to contact me.



SCALE : 1" = 1000'

SITE LOCATION

94-2-2



SCALE : 1" = 1000'
PZ 94-2-Z

Planning And Zoning Commission Minutes
April 14, 1994

I. CALL TO ORDER

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

II. CONSIDER APPROVAL OF MINUTES OF FEBRUARY 28, AND MARCH 10, 1994

Mr. Ruff made a motion to approve the minutes for February, and March, 1994.
Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

III. PUBLIC HEARINGS/ZONING CASES

P&Z-94-2-Z/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LOS PRADOS DEVELOPMENT FOR A ZONING CHANGE FROM MULTI-FAMILY-15 TO SINGLE FAMILY-7 AND CONSIDER RECOMMENDING APPROVAL OF A CONCEPT PLAN FOR PROPERTY LOCATED ON THE NORTH SIDE OF YELLOWJACKET LANE, WEST OF SH-205.

Mr. Douphrate outlined the request, recommending approval of the Zoning change.

After much discussion, Mr. Ramsey made a motion to approve the request from Los Prados Development for a Zoning change from Multi-Family-15 to Single Family-7 for property located on the north side of Yellowjacket Lane, west of SH-205.

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

After much discussion Mr. Ewing made a motion to approve the request from Los Prados for a Concept Plan for property located on the north side of Yellowjacket, west of SH-205.

Mrs. Baugh seconded the motion. The motion was voted on and passed 5 to 1 with Mr. Ruff opposed.

P&Z-93-54-Z/FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A ZONING CHANGE FROM GENERAL RETAIL TO SINGLE FAMILY-10 AND CONSIDER RECOMMENDING APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

Mr. Douphrate explained to the Commission that the applicant has requested approval to table this request until the next meeting in order to have adequate ownership documentation to submit to the Commission.

Mr. Greenwalt made a motion to table consideration of the request for a zoning change from General Retail to Single Family-10 and approval for a final plat for property located north of FM-552 and west of SH-205 until the next work session.

Mr. Ramsey seconded the motion to table the request until the next work session. The motion was voted on and passed unanimously.

P&Z-94-8-PP CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WHITTLE DEVELOPMENT CORPORATION FOR A PRELIMINARY PLAT ON FOX CHASE PHASE III, LOCATED SOUTH OF I-30 AND EAST OF FM-740.

Mr. Douphrate outlined the request and recommended approval.

After much discussion Mr. Ramsey made a motion to approve the request from Whittle Development Corporation for a preliminary plat on Fox Chase Phase III, located south of I-30 and east of FM-740.

Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

P&Z-52-PP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT CO. FOR A PRELIMINARY PLAT FOR THE MIRA VISTA ADDITION, A 40 ACRE SUB-DIVISION LOCATED SOUTH OF I-30 AND WEST OF FM-749.

Mr. Douphrate explained to the Commission that the applicant was still working with the owners on the street and alley layout and that they had requested that you this item be tabled until the next work session.

Mr. Ewing made a motion to approve the tabling of the request until the next work session.

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

P&Z-93-38-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SHEPHERD PLACE HOMES FOR A FINAL PLAT FOR WINDMILL RIDGE PHASE 3B, FOR A 22 ACRE SUBDIVISION LOCATED WITHIN PD-13, EAST OF FM-3097.

Mr. Douphrate outlined the request and recommended approval of the final plat provided the engineering plans are corrected in accordance with the comments outlined by the City Engineer and that the plat be revised by adding the necessary drainage and utility easements previously noted on the plan review.

After much discussion Mr. Ewing made a motion to approve the Request from Shepherd Place Homes for a Final Plat for Windmill Ridge, Phase 3B, for a 22 acre subdivision located within

PD-13, east of FM-3097, provided the engineering plans and plat are corrected in accordance with the comments outlined by the City Engineer.

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

IV. ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 p.m.

ATTEST:

APPROVED:

Community Development Coordinator

Planning & Zoning Commission Chairman

**City of Rockwall
Planning & Zoning Agenda**

Agenda Date: June 9, 1994

Agenda Item: P&Z 94-11-PP Discuss and Consider Recommending Approval of a Request from Los Prados Development Co. for a Preliminary Plat for Property Located on the northside of Yellowjacket Lane and the eastside of Union Pacific Railroad

Item Presented By: Applicant, Los Prados Development Co.

Action Needed: Discuss and Consider Recommendations for Approval and Take Any Necessary Action

Background Information:

The applicant is requesting approval of a preliminary plat containing a total of 115 lots with a minimum square footage of 7,000 square feet. The applicant has revised the alignment of Damascus Road so that when the street is extended in the future it will remain within the designated right-of-way and not encroach onto Our Lady of the Lake Catholic Church property.

Recommendation: Staff recommends approval of the preliminary plat with the alternate layout provided the following conditions are met:

1. The applicant should show a 10' drainage easement that will contain the drainage flume in Block A.
2. The flume detail should be revised so that the fence does not encroach into the easement and the exposed rebar is removed from the flume.
3. The preliminary plat should show the location of the screening wall along Yellowjacket Lane.
4. The final plat should reflect the dedication of the flood plain area as designated parkland if it is the Park Board's recommendation and the Council's decision to accept the property.

Attachments:

1. Memorandum from PRG
2. Location Maps

Agenda Item: PZ 94-11-PP



MEMORANDUM

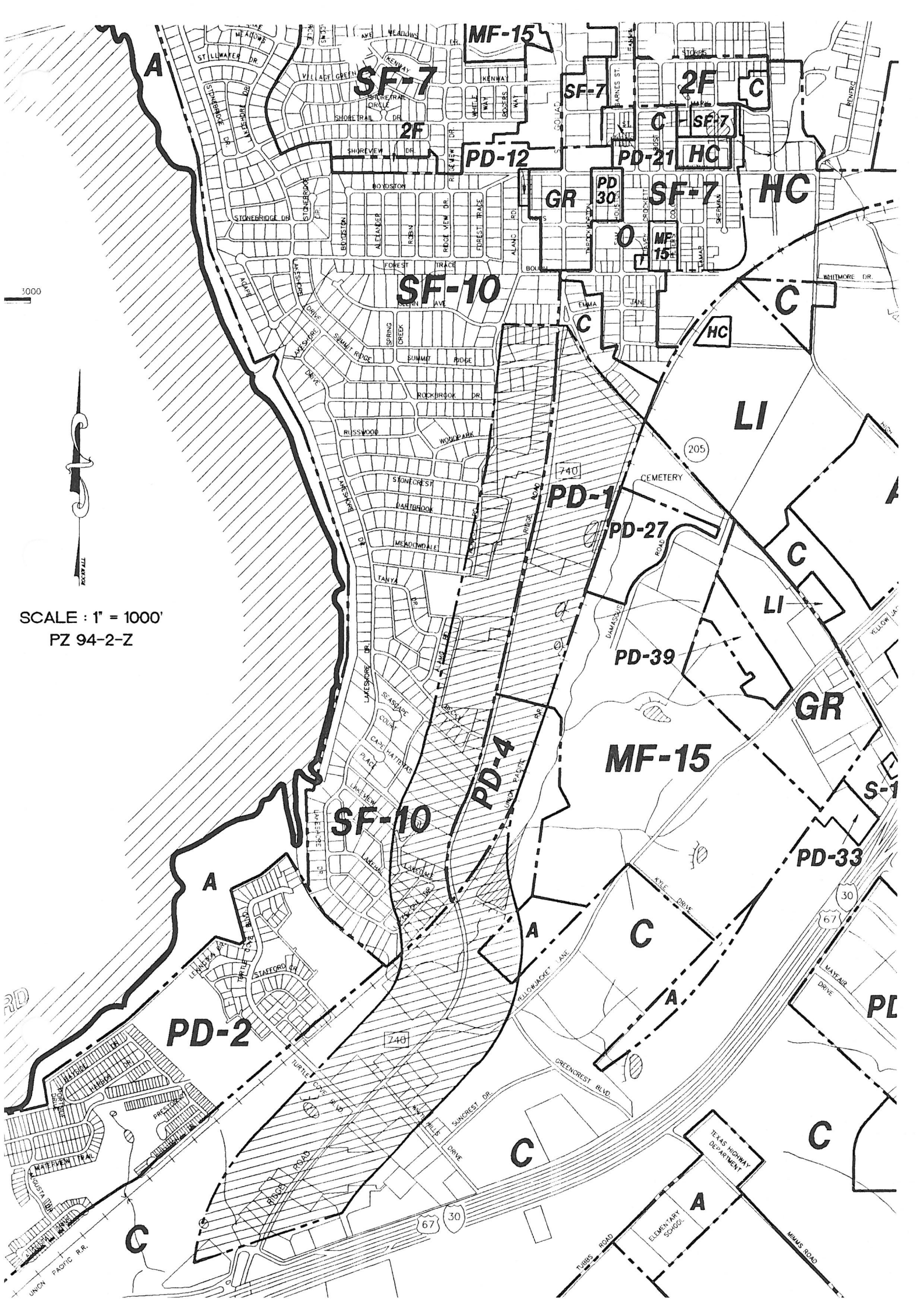
TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-11-PP (Waterstone Estates)
DATE: June 7, 1994

The applicant is requesting approval of a preliminary plat. This plat is a 115 lot subdivision. The property was recently rezoned to SF-7 residential. The proposed lots are a typical 7,475 sq.ft. and no lot is less than 7,000 sq.ft. We offer the following comments and recommendations relative to this application:

Comments:

1. The applicant must provide assurance that Damascus Road will align properly with the existing roadway and right-of-way that current exists in developments to the northeast. These alignments or alternate alignments should be indicated on the preliminary plat.
2. The applicant should show the easement (and the dimensions of the easement) that will contain the drainage flume in Block A.
3. The applicant should remove any indication that fences will be permitted to cross the flume. In addition, the rebar extending from the bottom of these fences will not be permitted.
4. The preliminary and final plats must clearly indicate that fencing will not be permitted to encroach into any open drainage easements, this shall include specifically the rear easement line of the lots contained in Block A.
5. The street name "Rochelle" should be changed.

These comments and recommendations represent a thorough review of the application, but do not relieve the applicant or his agent from the responsibility of satisfying all the requirements and regulations of zoning, subdivision platting, and other development related ordinances of the City of Rockwall. If you have any questions or comments regarding our review of this application, please do not hesitate to contact us.



3000

SCALE : 1" = 1000'
PZ 94-2-Z

A

SF-7

MF-15

SF-7

2F

C

2F

PD-12

PD-21

HC

GR

PD 30

SF-7

HC

SF-10

O

MF 15

C

HC

LI

PD-1

PD-27

C

LI

PD-39

GR

MF-15

SF-10

PD-4

PD-33

A

PD-2

A

C

PL

C

TEXAS HIGHWAY DEPARTMENT
ELEMENTARY SCHOOL

C

C

A

67 30

WILMS ROAD



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, February 10, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, February 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Los Prados Development for a change in zoning from Multi-Family-15 district classification to Single Family-7 district classification for tract of land located at the south side of Yellowjacket Lane, and west of SH-205 and further described as follows: *(see attachment)*

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



Denise LaRue, Community Development Coordinator

Case No. PZ 94-2-Z

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Monday, February 28, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, March 7, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Los Prados Development for a change in zoning from Multi-Family-15 district classification to Single Family-7 district classification for tract of land located at the south side of Yellowjacket Lane, and west of SH-205 and further described as follows: *(see attachment)*

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



Denise LaRue, Community Development Coordinator

Case No. PZ 94-2-Z

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM

PUBLIC NOTICE

The Rockwall City Council will hold a Public Hearing on Monday, May 2, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas, to consider approval of the following request:

A request from Los Prados Development for a change in zoning from Multi-Family-15 district classification to Single Family-7 District Classification for a tract of land located at the south side of Yellowjacket, and west of SH-205 and further described as follows:

DESCRIPTION

Being 2,669,083 square feet or 61.2737 acres of land, more or less, situated in the Daniel Atkins Survey, Abstract No. 1, Rockwall, Rockwall County, Texas and being part of a called 63.391 acre tract of land conveyed to Robert S. Folsom Investments, Inc. by deed recorded in Volume 110, Page 653, Deed Records of Rockwall County, Texas and being more particularly described as follows (the bearing source for this survey taken from the said deed):

BEGINNING at a set 1/2 inch iron rod in the northwesterly line of Yellowjacket Lane (a 90 foot right-of-way at this location, as dedicated to the City of Rockwall by deed recorded in Volume 479, Page 10, Deed Records of Rockwall County, Texas), said point being N 44 degrees 14 minutes 32 seconds W, a distance of 2.50 feet from a found 1/2 inch iron rod in the northwesterly line of Yellowjacket Lane (an 85 foot right-of-way at this location), said found 1/2 inch iron rod being the southerly corner of lot 1, Block A of Pebblebrook Apartments, Phase Two, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Slide B, Page 45, Plat Records of Rockwall County, Texas, and said found 1/2 inch iron rod being southwesterly, a distance of 1,045.4 feet from the intersection of the northwesterly line of Yellowjacket Lane with the southwesterly line of State Highway 205 (a variable width right-of-way), and said point being in the northeasterly line of the said 63.391 acre tract;

THENCE, the following courses and distances with the northwesterly line of Yellowjacket Lane;

-S 44 degrees 35 minutes 58 seconds W, a distance of 0.91 feet to a set 1/2 inch iron rod at the beginning of a curve to the right with a central angle of 08 degrees 36 minutes 43 seconds, a radius of 1,455.00 feet, a chord bearing of S 48 degrees 54 minutes 17 seconds W and a chord distance of 218.49 feet;

-Southwesterly along said curve, an arc distance of 218.70 feet to a set 1/2 inch iron rod at the point of reverse curve to the left with a central angle of 08 degrees 21 minutes 06 seconds, a radius of 1,545.00 feet, a chord bearing of S 49 degrees 02 minutes 06 seconds W and a chord distance of 225.00 feet;

-Southwesterly along said curve, an arc distance of 225.20 feet to a set 1/2 inch iron rod at the point of tangency;

-S 44 degrees 51 minutes 34 seconds W, a distance of 687.17 feet to a set 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 12 degrees 59 minutes 16 seconds, a radius of 845.00 feet, a chord bearing of S 38 degrees 21 minutes 56 seconds W and a chord distance of 191.13 feet;

-Southwesterly along said curve, an arc distance of 191.54 feet to a set 1/2 inch iron rod at the point of tangency;

-S 31 degrees 52 minutes 18 seconds W, a distance of 10.61 feet to a set 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 05 degrees 03 minutes 22 seconds, a radius of 845.00 feet, a chord bearing of S 29 degrees 20 minutes 37 seconds W and a chord distance of 74.54 feet;

-Southwesterly along said curve, an arc distance of 74.57 feet to a set 1/2 inch iron rod for a corner, said point being in the Southeasterly line of the said 63.391 acre tract and said point being the most northerly corner of a called 7.7045 acre tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 585, Page 237, Deed Records, Rockwall County, Texas;

THENCE S 45 degrees 35 minutes 54 seconds W, with the southeasterly line of the said 63.391 acre tract and the northwesterly line of the said Rockwall Independent School District tract, a

distance of 878.02 feet to a set 1/2 inch iron rod for a corner, said point being the most easterly southeast corner of the said 63.391 acre tract and the northeast corner of a called 1.14 acre tract of land conveyed to Gary and Dorothy Knoll by deed recorded in Volume 161, Page 772, Deed Records, Rockwall County, Texas.

THENCE N 76 degrees 22 minutes, 41 seconds W, with the southerly line of the said 63.391 acre tract and the northerly line of the said Knoll tract, a distance of 324.62 feet to a set 1/2 inch iron rod for a corner, said point being the most southerly southwest corner of the said 63.391 acre tract and in the easterly line of a called 10.24 acre tract of land conveyed to James P. and Mary Jean Syrud by deed recorded in Volume 168,

Page 588, Deed Records, Rockwall County, Texas;

THENCE N 05 degrees 41 minutes 00 seconds E, with the westerly line of the said 63.391 acre tract and the easterly line of the said Syrud tract, a distance of 440.81 feet to a found railroad iron for an angle point;

THENCE N 15 degrees 15 minutes 44 seconds E, continuing with the westerly line of the said 63.391 acre tract and the easterly line of the said Syrud tract, passing the northeast corner of the said Syrud tract and the southeast corner of a called 6.0 acre tract of land conveyed to Church On The Rock, Rockwall, Texas, continuing in all a distance of 259.47 feet to a found railroad iron for an angle point;

THENCE the following courses and distances with the westerly line of the said 63.391 acre tract and the easterly line of the said Church On The Rock, Rockwall Texas tract:

-N 66 degrees 00 minutes 57 seconds E, a distance of 138.88 feet to an angle point;

-N 70 degrees 20 minutes 27 seconds E, a distance of 154.72 feet to a point for a corner;

-N 30 degrees 20 minutes 59 seconds W, a distance of 229.99 feet to an angle point;

-N 04 degrees 19 minutes 46 seconds E, a distance of 591.53 feet to a found 3/8 inch iron rod for an angle point;

-N 23 degrees 42 minutes 10 seconds W, a distance of 75.58 feet to an angle point;

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-N 68 degrees 16 minutes 09 seconds W, a distance of 87.73 feet to a found 3/8 inch iron rod for a corner, said point being the most northerly southwest corner of the said 63.391 acre tract and said point lying in the southeasterly line of the M.K. & T. Railroad (a 100 foot right-of-way);

THENCE N 18 degrees 53 minutes 44 seconds E, with the southeasterly line of the M.K. & T. Railroad, a distance of 1,268.26 feet to a set 1/2 iron rod for a corner, said point being the northwest corner of the said 63.391 acre tract and said point being the southwest corner of a called 11.299 acre tract conveyed to Raymond Cameron by deed recorded in the Deed Records of Rockwall County, Texas.

THENCE S 44 degrees 14 minutes 32 seconds E, with the northeasterly line of the said 63.391 acre tract and the southwesterly line of the said Cameron tract, passing at a distance of 368.07 feet the southeast corner of the said Cameron tract and the southwest corner of the Our Lady of the Lake Catholic Church, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Slide B, Page 217, Plat Records, Rockwall County, Texas, passing at a distance of 1,073.65 feet to the common southerly corner of the said Our Lady of the Lake Catholic Church addition and the above mentioned Lot 1, Block A of Pebblebrook Apartments, Phase Two, continuing in all a distance of 1,879.94 feet to the Point of Beginning.