

Amend the PD

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

zoning change application

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 94-5-2 CUP Date Submitted 12/16/93

Filing Fee \$ 125.00

Applicant MONTY OAKLEY - OAKLEY PHOTOGRAPHY

Address 1300 ROCKWALL PKWY Phone No. 771-6268
ROCKWALL, TX 75087 SUITE 3
108, 110 & 112

Owner _____ Tenant 1 Prospective Purchaser 1

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto) 2

*PART TIME RESIDENCE, A COUPLE DAYS A WEEK
DUE TO LONG COMMUTE FROM HOME.*

I hereby request that a Conditional Use Permit be issued for the above described property for:

The current zoning on this property is COMMERCIAL.
There are/are not deed restrictions pertaining to the intended use of this property.

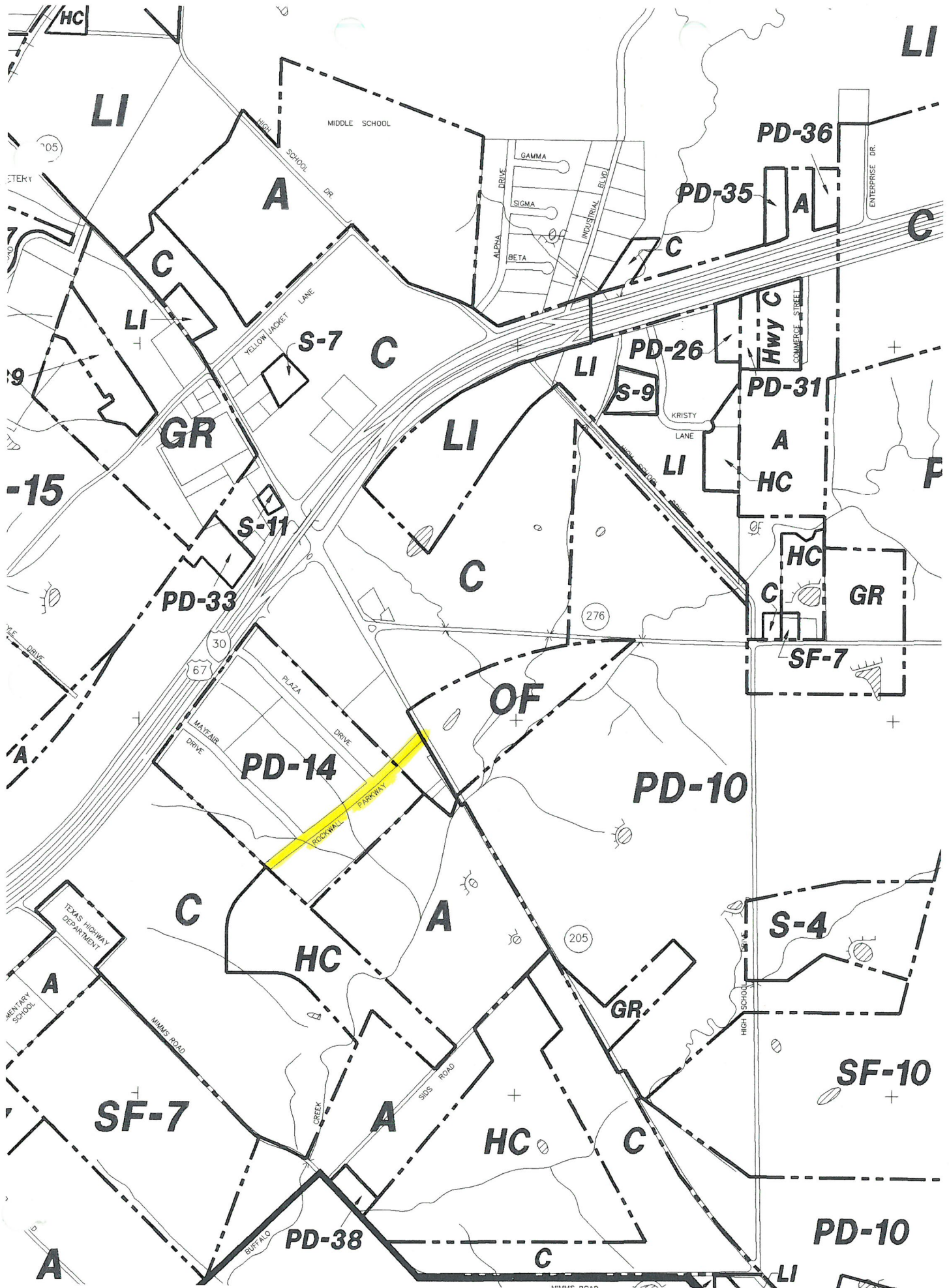
I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

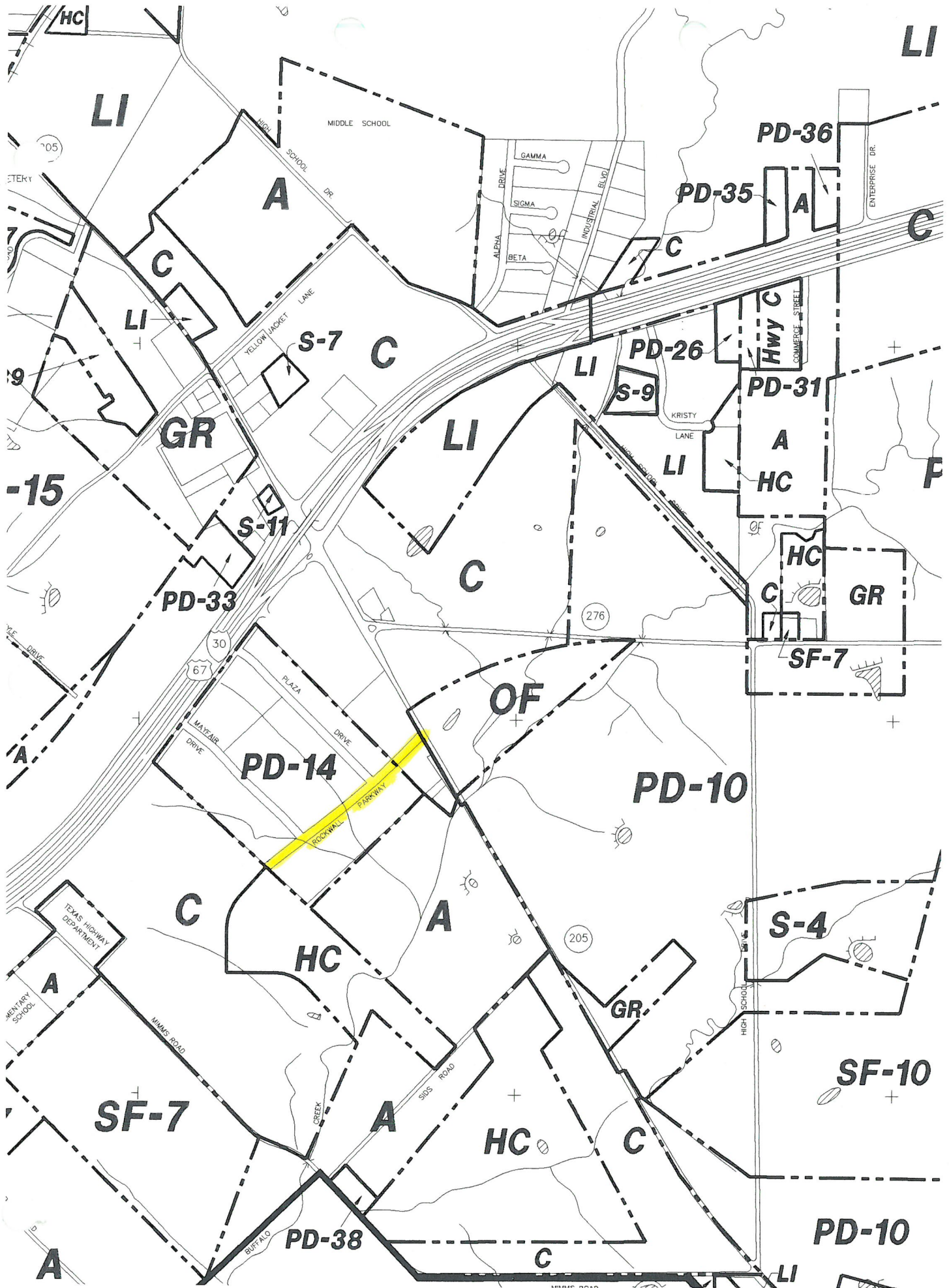
X Monty Oakley

1
If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

I acknowledge Monty Oakley's application for conditional use permit. I am the owner of 1300 Rockwall Parkway property.

*Barbara Sanderson
1/25/94*





**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.**

I. CALL TO ORDER

II. WORK SESSION ITEMS

- | | |
|------------------|---|
| P&Z-93-52-Z | Amendment to "PD-7" and "PD-18" from LENMAR Development Corp. |
| P&Z-94-4-Z | Zoning change from "A" to "LI" from Van Walker |
| P&Z-94-5-Z | Amendment to "PD-14" from Monty Oakley |
| P&Z-93-39-CUP/SP | CUP and Site Plan for Tom Shirey |
| P&Z-54-PP/Z/FP | Zoning change from "C" to "SF-10" and Final Plat for Harlan Park Phase II |
| | Discuss and Consider amendment to the Thoroughfare Plan |
| P&Z-93-43-FP | Final Plat for Caruth Lake Development |
| P&Z-94-6-RP | Replat in Chandlers Landing for Joetta Welch |

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS

- A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.
- B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.
- C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.
- D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.
- E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.

IV. ACTION ITEMS

- A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
- B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

V. WORK SESSION

- A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
- B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
- C. 94-5-Z Amendment to "PD-14" from Monty Oakley
- D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park

F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. **ADJOURNMENT**

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.

Posted this 25th day of February, 1994 at 5:00 p.m. by Denise LaRue

City of Rockwall
Planning and Zoning Agenda

Agenda Date: March 10, 1994

Agenda Item: **P&Z-94-5-Z** Hold Public Hearing and Consider Recommending Approval of a Request From Monty Oakley for an Amendment to the "PD-14" Planned Development District to Allow a Part Time Residency as an Accessory to a Permitted Use Located at 1300 Rockwall Parkway.

Item Presented By: Applicant, Mr. Vaudagna, Owner of Rockwall Business Park.

Action Needed: Hold Public Hearing and Consider Recommending Approval to Amend "PD-14" Planned Development District to Allow a Part Time Residency as an Accessory to a Permitted Use.

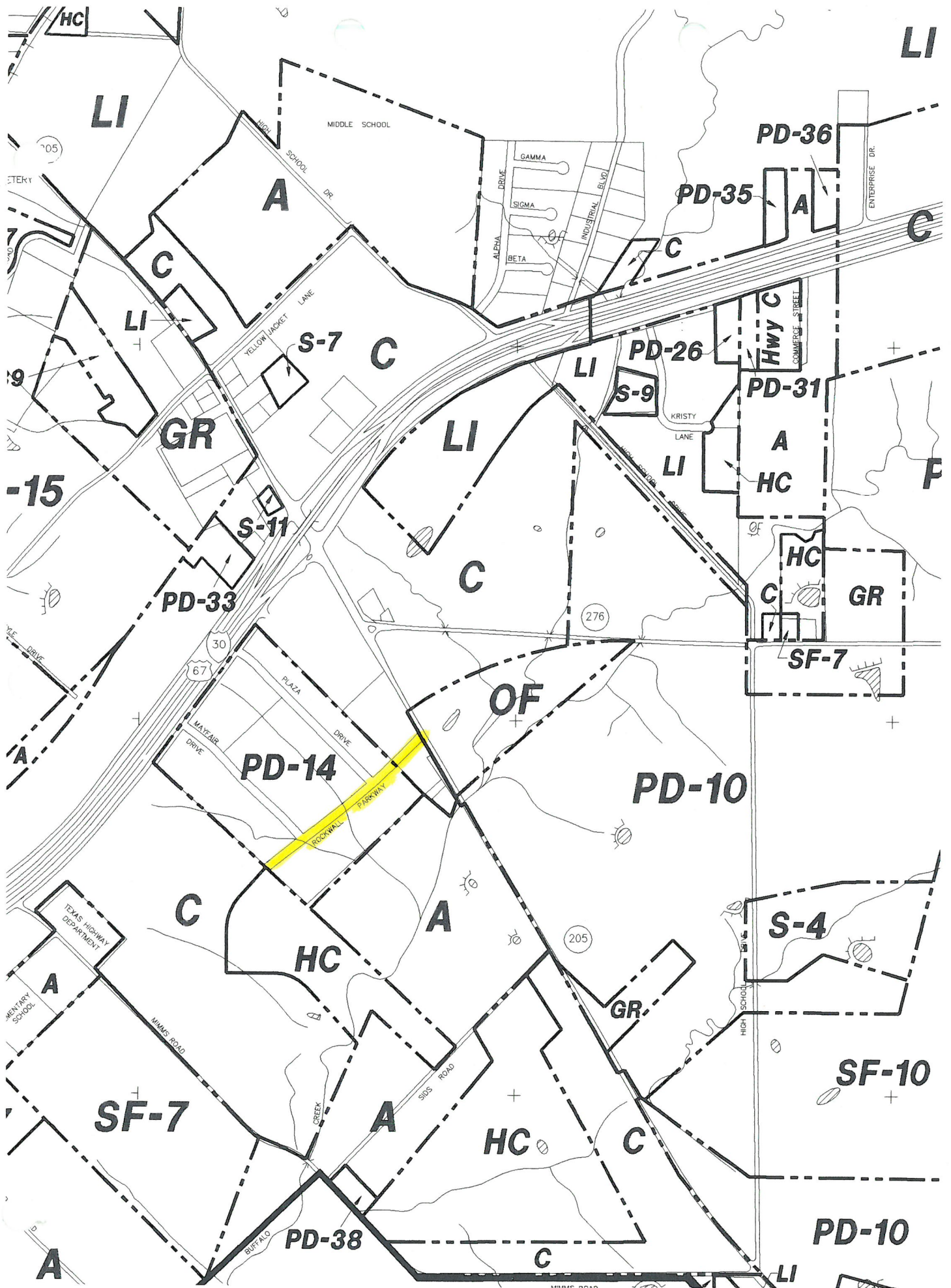
Background Information: The applicant is requesting to amend "PD-14" to allow a part time residency as an accessory to a permitted use.

Recommendation: "PD-14" does not specifically permit residential uses as an accessory use. Staff, therefore, recommends denial of this request.

Attachments:

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

Agenda Item: P&Z-94-5-Z



PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
March 10,1994

5 I. CALL TO ORDER

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

10 II. PUBLIC HEARINGS

93-52-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL FOR A REQUEST FROM LENMAR DEVELOPMENT CORP. FOR AN AMENDMENT TO PD-7 AND PD-18 TO PROVIDE FOR A CHANGE IN APPROVED LAND USES TO INCLUDE SINGLE FAMILY, ZERO LOT LINE, MULTI-FAMILY CONDOMINIUMS, AND COMMERCIAL USES AND APPROVAL OF A PRELIMINARY PLAN, AREA REQUIREMENTS, AND SPECIAL CONDITIONS ON APPROXIMATELY 80 ACRES OF LAND LOCATED SOUTH OF I-30 AND WEST OF FM-740

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The Chairman opened the public hearing.

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Robert Pope, Richard Ferrara, and Mary Diamond representing Lenmar Development had originally requested approval to amend Pd-7 and PD-18 to combine those into one PD along with a commercial tract located along I-30 Service Road. Mr. Pope requested to withdraw the request for tracts 2,3, and 3A at this time and continue only with tract 1 for the single family development for 10,000 square foot lots.

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Don Brown, 3135 Bourbon Street Circle asked question about the multi-family zoning.

Lee Wilson, owner of a tract of land asked about the existing road to this property.

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Kirby Albright, 2125 Ridge Road explained a memorandum he wrote to Mahr Development Corp. on February 25,1994 regarding entrance onto PD-22.

The public meeting was closed.

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After much discussion, Mr. Friend made a motion to approve the request from LENMAR Development Corp. for an amendment of PD-7 and PD-18 only for Tract 1, to be changed to single family as requested by the developer, with no changes to be made to the portion of PD-7 west of Summer Lee listed as tract 2,3, and 3A.

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

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94-5-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM MONTY OAKLEY FOR AN AMENDMENT TO THE PD-14 PLANNED DEVELOPMENT DISTRICT TO ALLOW A PART TIME RESIDENCY AS AN ACCESSORY TO A PERMITTED USE LOCATED AT 1300 ROCKWALL PARKWAY.

50 The Chairman opened the public hearing.

Mr. Douphrate recommended denial of the request due to the fact that PD-14 does not allow part time residential as an accessory use.

55 The applicant was not present. Mr. Ewing made a motion to table to continue the public hearing until the next regularly scheduled meeting. Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

60 **93-39-CUP/SP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM TOM SHIREY FOR CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM OF OUR DISPENSERS AS AN ACCESSORY TO A PERMITTED RETAIL USE ON A TRACT OF LAND LOCATED AT SH-205 AND FM-552, AND APPROVAL OF A SITE PLAN.**

65 The Chairman opened the public hearing.

Mr. Douphrate outlined the request and recommended approval of the Conditional Use Permit and Site Plan.

70 There being no one else to speak, the public hearing was closed.

After much discussion Mr. Ruff made a motion to approve the request from Tom Shirey for a Conditional Use Permit to allow a maximum of four dispensers as an accessory for a permitted retail use and a site plan for property located at SH-205 and FM-552. Mr. Raulston seconded the motion. The motion was voted on passed unanimously.

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80 **93-54-PP/Z/FP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A CHANGE IN ZONING FROM "GR" GENERAL RETAIL TO "SF-10" RESIDENTIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND LOCATED NORTH OF DALTON ROAD AND WEST OF SH-205, AND CONSIDER APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.**

The Chairman opened the public hearing.

85 Mr. Douphrate outlined the request and recommended approval of the request for zoning change and approval of the final plat provided the engineering plans are revised in accordance with Staff's review comments.

90 The Chairman closed the public hearing.

Mr. Friend made a motion to table action until the next scheduled meeting.

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

95 94-6-RP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOETTA WELCH AND DUNCAN CURRIE FOR A REPLAT OF LOTS 1-R AND 2-R, BLOCK A OF 18-1 OF CHANDLERS LANDING TO COMBINE TWO LOTS INTO ONE.

The Chairman opened the public hearing.

100 Mr. Douphrate outlined the request and recommended approval.

Jim Stewart, builder addressed the Commission and explained that the applicants which to combine the lots to build a home.

105 There being no one else to speak the public hearing was closed.

Mr. Friend made a motion to approve the request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, block A of 18-1 Chandlers Landing to combine two lots into one.

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

III. ACTION ITEMS

115 94-1-Z/PP/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A SITE PLAN/PRELIMINARY PLAT FOR THOMAS HAACK ON A TRACT OF LAND LOCATED SOUTHSIDE OF I-30 SERVICE ROAD AND WEST OF HWY 549.

Mr. Douphrate outlined the request and recommended approval with the conditions.

120 Mark Smith, Attorney for the applicant addressed the Commission to answer questions and explain the applicants intention for this request. He indicated plans at this time are to plat only tract I with a right-of-way dedication along the east boundary line and enter into a facilities agreement to defer construction of the concrete street improvements until such time as the street may be constructed. He indicated that they wanted to use the right of way as a driveway, paving it with gravel for a period of 2 years and then upgrading to City driveway standards. The existing tract would be replatted and combined as one lot with the rear parcel.

125 After much discussion Mr. Greenwalt made a motion to recommend approval of the request from Thomas Haack for a site plan and preliminary plat for a tract of land located on the southside I-30 service road and west of Hwy 549 with a variance to allow a gravel drive as temporary access to the rear building which will be removed when the concrete/asphalt drive is constructed not to exceed 2 years form the date the property is replatted. The property owner will escrow

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25% of the cost to improve one-half of the collector when the city deems the construction of the commercial collector is warranted. Mr.Friend seconded the motion. The motion was voted on and passed unanimously.

IV. ADJOURNMENT

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There being no further business to come before the commission the meeting was adjourned.

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APPROVED:

ATTEST:

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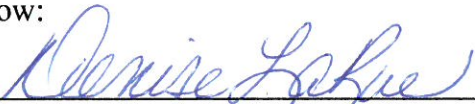
CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Monty Oakley for an amendment to "PD-14" Planned Development District to allow for a part time residency as an accessory to a permitted use located at 1300 Rockwall Parkway, and further described as Lot 1, Block B, of the Rockwall Business Park East Addition, Phase II. (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-94-5-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 Planning and Zoning Commission will hold a Hearing on Thursday March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold Public Hearing on Monday March 21, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider the following requests:

1. A request from LENMAR Development Corporation for an amendment to "PD-7" and "PD-18" Planned Development Districts to provide for a change in approval land uses to include single family, zero lot line, multifamily, condominium, and commercial use, and approval of a preliminary plan, area requirements, and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740, further described as follows:
2. A request from Van Walker for a change in zoning from "A" Agricultural to "LI" Light Industrial District Classification on a tract of land located on the south side of IH-30 and east of SH-205, further described as follows:
3. A request from Monty Oakley for an amendment to PD-14 Planned Development District to allow for a part time residency as an accessory to a permitted use located at 1300 Rockwall Parkway, further described as lot 1, block B, Rockwall Business Park East, Phase II.
4. A request from Tom Shirey for a Conditional Use permit to allow a maximum of 4 fuel dispensers as a accessory to a permitted retail use on a tract of land located at SH-205 and FM 552 and further described as lot 1, block A of the Hillcrest Center Addition.
5. A request from Joe Holt for a change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, further described as follows:
6. A request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, Block A, Phase 18-1, Chandlers Landing to combine the lots.

LAND SPTB: F1, IMP. SPTB: F1

PID: R29876 (27832)
4829-000A-0001-00-0R
UNITED STATES POSTAL SERVICES
P O BOX 667160
DALLAS, TX 75266-7160

ROCKWALL MAIN P OFFICE, BLOCK A, ** EXEMP
LOT 1, ACRES 2.153
SITUS: 101 E BOYDSTON
ENTS: GRW, SRW, CRW
LAND SPTB: F1, IMP. SPTB: F1

PID: R21490 (50813)
4830-0000-0001-A0-OR
RACETRAC PETROLEUM INC
300 TECHNOLOGY COURT
SHYRNA, GA 30082

ROCKWALL BUSINESS PARK LOT 1 PT
1.052 AC
SITUS: 2003 S GOLIAD
ENTS: GRW, SRW, CRW
LAND SPTB: C1

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R21491 (30108) 4830-0000-0001-B0-OR JONES JIMMY JOE JR & PATTI 9421 WILLARD ST ROWLETT, TX 75088	ROCKWALL BUSINESS PARK LOT 1 PT 0.052 AC ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R21492 (19428) 4830-0000-0001-C0-OR MITCHELL OWEN LEE 1310 RIDGE ROAD ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK LOT 1 PT 2.198 AC ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R21493 (19428) 4830-0000-0001-D0-OR MITCHELL OWEN LEE 1310 RIDGE ROAD ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK LOT 1 PT .968 AC ENTS: GRW, SRW, CRW LAND SPTB: F1	
PID: R21494 (11470) 4831-000A-0001-00-OR DALLAS EAST P O BOX 1207 ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK EAST, BLOCK A, LOT 1, ACRES 6.056 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27290 (52921) 4831-000A-0001-A0-OR MORRIS NORMA 311 COLUMBIA DR ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK EAST, BLOCK A, LOT PT 1, ACRES 0.800 SITUS: 2305 PLAZA DR ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R21495 (11470) 4831-000B-0001-00-OR DALLAS EAST P O BOX 1207 ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK EAST LOT 1 BLK B 7.009 AC 1300 E ROCKWALL PKWY SITUS: 1300 E ROCKWALL PKWY ENTS: GRW, SRW, CRW LAND SPTB: F1	
PID: R21496 (11470) 4831-000C-0001-00-OR DALLAS EAST P O BOX 1207 ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK EAST LOT 1 BLK C 6.036 AC SITUS: 955 ROCKWALL PKWY ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R21497 (11470) 4832-000A-0001-00-OR DALLAS EAST P O BOX 1207 ROCKWALL, TX 75087	ROCKWALL BUSINESS PARK EAST 2 LOT 1 BLK A 5.015 AC ENTS: GRW, SRW, CRW LAND SPTB: C2	

Monty Oakley