

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 8-23-84

Name of Proposed Subdivision Quail Run Valley

Name of Subdivider Robert S. Whittle

Address PO Box 369 Rockwall TX Phone 771 5253

Owner of Record Robert S. Whittle

Address same Phone same

Name of Land Planner/Surveyor/Engineer Harold Evans

Address Dallas Phone 328 8133

Total Acreage 47.2 Current Zoning GR, SF

No. of Lots/Units 182

Signed [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Table with 2 columns: Provided or Shown On Plat, Not Applicable. Rows A-D: Vicinity map, Subdivision Name, Name of record owner, subdivision, land planner/engineer, Date of plat preparation, scale and north point.

II. Subject Property

- | | | | |
|-------|-------|----|---|
| _____ | _____ | A. | Subdivision boundary lines |
| _____ | _____ | B. | Identification of each lot and block by number or letter |
| _____ | _____ | C. | Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization |
| _____ | _____ | D. | Proposed land uses, and existing and proposed zoning categories |
| _____ | _____ | E. | Approximate acreage |
| _____ | _____ | F. | Typical lot size; lot layout; smallest lot area; number of lots |
| _____ | _____ | G. | Building set-back lines adjacent to street |
| _____ | _____ | H. | Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable |
| _____ | _____ | I. | Location of City Limit lines, contiguous or within plat area |
| _____ | _____ | J. | Location and sizes of existing utilities |
| _____ | _____ | K. | Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction |

III. Surrounding Area

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____

File No. 94-18-PP

Date 8/23/94

Fee \$1250.00

Receipt No. 032369

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-18-PP Filing Fee \$265.00 Date 8-23-94

Applicant Robert White ~~Robert White~~ Phone 771-5253

Mailing Address: POBX 369
Rockwall TX 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

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

GR District Classification to

SF 6 District Classification for the

following reasons: (attach separate sheet if necessary)

There (are) ^{currently} (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant ² Owner X 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 [Signature]

To consider approval of a request from Whittle Development for an amendment to Planned Development 5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road (see Attached)

... a found 1, ...
Run Road, an undedicated public right-of-way, and the northwest corner of a called 154.46 acre tract conveyed from Caruth Corporation to First Continental Enterprises, Inc., in Volume 104, page 932, of the Deed Records of Rockwall County, Texas, same being the northwest corner of that called 501.94 acre tract conveyed to Dimension Development Company, in Volume 186, page 593 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and west lines of the said 154.46 acre tract the following three (3) courses:

North 89 deg. 37' 49" East, 575.00 feet to a found 1/2-inch iron rod in the center of the said Quail Run Road;

South 89 deg. 12' 14" East, 1947.28 feet to a set 5/8-inch iron rod;

South 02 deg. 14' 43" East, 970.63 feet to a fence corner and the most westerly northwest corner of the called 282.43 acre tract of land conveyed to Red Arnett by deeds dated June 20, 1959 and April 12, 1956;

THENCE, North 89 deg. 42' 31" East along a fence line, 1776.33 feet to a point in Phelps Lake, same being the southwest corner of a called 14.176 acre tract described in Volume 141, page 134 of the Deed Records of Rockwall County, Texas;

THENCE, North 61 deg. 54' 20" East with the south line of the said 14.176 acre tract, 968.30 feet to a set 5/8-inch iron rod for the southeast corner of the said 14.176 acre tract and the northeast corner of a called 46.204 acre tract conveyed to First Continental Enterprises, Inc. and recorded in Volume 103, page 784 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and east boundary line of the said 46.204 acre tract the following four (4) courses:

South 88 deg. 34' 20" East, 896.04 feet to a fence corner;

South 01 deg. 01' 07" West, 281.83 feet to a set 5/8-inch iron rod for an angle point and the northwest corner of the Lake Hill Addition, Phase 2 as described in Cabinet A, Slide 309 of the Map Records of Rockwall County, Texas;

South 00 deg. 04' 17" West with the said west line of Lake Hill Addition, Phase 2, 612.00 feet to a set 5/8-inch iron rod for an angle point and the southwest corner of the said Lake Hill

Continued on next page

FILE NO. 92020176

Addition, Phase 2 and the northwest corner of Lake Hill Addition, Phase 1, as described in Cabinet A, Slide 272 of the Map Records of Rockwall County, Texas;

South 00 deg. 22' 12" West, with the said west line of Lake Hill Addition, Phase 1, 1398.39 feet to a found 1/2-inch iron rod on the north line of State Farm to Market Road No. 1141, an 80-foot wide public right-of-way;

THENCE continuing in a southwesterly direction with the said north line the following two (2) courses:

South 88 deg. 00' 08" West, 77.84 feet to a set 5/8-inch iron rod for the beginning of a curve to the left;

Along the arc of said curve to the left having a radial bearing of South 01 deg. 59' 52" East, a radius of 358.39 feet and a central angle of 17 deg. 43' 58", 110.92 feet to a found 5/8-inch iron rod for the corner of a 1.283 acre remnant of a called 58.142 acre tract of land described in Volume 70, page 491 of the Deed Records of Rockwall County, Texas;

THENCE, North 00 deg. 14' 37" East, with the east line of said remnant, 313.41 feet to a set 5/8-inch iron rod for a corner;

THENCE, South 89 deg. 05' 46" West, with the north line of the said remnant, 157.35 feet to a set 5/8-inch iron rod for a corner;

THENCE, South 00 deg. 02' 00" West, 421.15 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the north line of the said Farm to Market Road No. 1141, a found 5/8-inch iron rod bears South 00 deg. 02' West, 13.2 feet;

THENCE, along the arc of said curve to the left having a radial bearing of South 50 deg. 40' 27" East, a radius of 358.39 feet, and a Central Angle of 13 deg. 36' 55", a distance of 85.16 feet to a set 5/8-inch iron rod for the most easterly southeast corner of a called 3.207 acre tract described in Volume 42, page 469 of the Deed Records of Rockwall County, Texas;

THENCE, continuing with the east, north and west boundary lines of the said 3.207 acre tract the following three (3) courses:

North 00 deg. 28' 54" West, 148.71 feet to a set 5/8-inch iron rod for a corner;

South 89 deg. 44' 52" West, 207.00 feet to a fence corner;

South 00 deg. 28' 54" East with a fence line, passing at 674.55 feet a fence corner, for the northwest corner of a tract
Continued on next page

FILE NO. 92020176

conveyed to Billy Joe Pruitt and described in Volume 86, page 212 of the Deed Records of Rockwall County, Texas, continuing in all 750.85 feet to a fence corner for the southwest corner of the said tract;

THENCE, South 88 deg. 07' 22" East, 167.43 feet to a set 5/8-inch iron rod on the west line of the said Farm to Market Road No. 1141;

THENCE, continuing with the said west line of Farm to Market Road No. 1141 the following four (4) courses:

South 00 deg. 08' 01" East, 1106.28 feet to a set 5/8-inch iron rod;

South 01 deg. 31' 01" East, 343.04 feet to a set 5/8-inch iron rod for the beginning of a curve to the right;

Along the arc of the said curve to the right having a radial bearing of South 88 deg. 28' 59" West, a radius of 533.14 feet, and a Central Angle of 14 deg. 01' 32", a distance of 130.51 feet to a set 5/8-inch iron rod for an angle point;

South 35 deg. 26' 04" West, 123.80 feet to a point, a found Texas Department of Transportation right-of-way monument bears South 64 deg. 47' 00" East, 0.6 feet for a corner on the north line of Texas State Highway No. 66;

THENCE, South 89 deg. 36' 56" West, along said north line, 1271.19 feet to a set 5/8-inch iron rod for a corner; a fence corner bears South 03 deg. 58' West, 1.0 feet;

THENCE, North 03 deg. 58' 16" East, 119.65 feet to a fence corner;

THENCE, South 89 deg. 36' 56" West, generally along a fence line, at 198.40 feet past a fence corner, continuing in all 202.96 feet to a 5/8-inch rod set for a corner;

THENCE, South 03 deg. 58' 16" West, 119.65 feet to a fence corner;

THENCE, South 89 deg. 36' 56" West, generally, along the fence line 318.00 feet to a set 5/8-inch iron rod;

THENCE, continuing generally along the said fence line North 88 deg. 51' 59" West, 360.69 feet to a found 5/8-inch iron rod for a corner, same being the southeast corner of the Hal Phelps Addition as described in Cabinet A, Slides 10 and 11 of the Map Records of Rockwall County, Texas;

Continued on next page

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THENCE, continuing generally along the fence line and with the east and north lines of the said Hal Phelps Addition the following two (2) courses;

North 01 deg. 11' 45" East, 150.40 feet to a found bois d'arc stake;

North 89 deg. 53' 20" West, 776.89 feet to a set 5/8-inch iron rod in the west line of the Wade Addition as described in Cabinet A, Slide 3 of the Map Records of Rockwall County, Texas;

THENCE, continuing generally along the fence line and with the east and north line of the said Wade Addition the following two (2) courses:

North 00 deg. 56' 02" East, 1504.84 feet to a set 5/8-inch iron rod;

South 89 deg. 48' 33" West, at 867.76 feet pass the northwest corner of the Harris Heights Addition, Phase Three, as described in Cabinet B, Slides 182 and 183 of the Map Records of Rockwall County, Texas, continuing in all 1489.56 feet to a found 1/2-inch iron rod;

THENCE, continuing with the north line of the said Harris Heights Addition, the following two (2) courses:

South 10 deg. 44' 30" West, 69.03 feet to a set 5/8-inch iron rod;

North 89 deg. 58' 05" West 550.21 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the east line of State Highway No. 205, a 100-foot wide public right-of-way;

THENCE, continuing with the said east line in a northerly direction along the arc of the said curve to the left having a radial bearing of South 87 deg. 12' 50" West, a radius of 3869.84 feet and a central angle of 10 deg. 15' 34", a distance of 692.94 feet to a set 5/8-inch iron rod for the end of said

curve;

THENCE, North 13 deg. 02' 43" West, 34.60 feet to a wooden right-of-way monument;

THENCE, North 13 deg. 28' 10" East, 112.00 feet to a set 5/8-inch iron rod;

THENCE, North 13 deg. 02' 43" West, 320.59 feet to a set
Continued on next page

FILE NO. 92020176

SCHEDULE "A" CONTINUED

5/8-inch iron rod for the southeast corner of called 21.76 acre tract conveyed to the Y.M.C.A. in Volume 152, page 77 of the Deed Records of Rockwall County, Texas;

THENCE, along a line common to the said Y.M.C.A. tract and the said 154.46 acre tract conveyed to First Continental Enterprises, Inc. the following seven (7) courses:

North 25 deg. 43' 28" East, 84.07 feet to a set 5/8-inch iron rod;

North 01 deg. 43' 29" East, 9.04 feet to a set 5/8-inch iron rod;

North 89 deg. 59' 38" East, 1067.00 feet to a set 5/8-inch iron rod;

North 32 deg. 47' 38" East, 35.00 feet to a point in the water;

North 57 deg. 12' 22" West, 57.95 feet to a point in the water;

North 07 deg. 31' 58" East, 303.16 feet to a point in the water;

North 88 deg. 12' 16" West, 379.69 feet to a point in the centerline of a creek;

THENCE, generally with said centerline and said common line the following seventeen (17) courses;

North 49 deg. 10' West, 77.3 feet to a point;

North 13 deg. 48' East, 67.9 feet to a point;

North 49 deg. 45' West, 155.4 feet to a point;

North 72 deg. 16' West, 126.3 feet to a point;

North 25 deg. 56' West, 62.6 feet to a point;

North 75 deg. 10' West, 91.8 feet to a point;

North 58 deg. 33' West, 79.1 feet to a point;

North 05 deg. 23' East, 126.9 feet to a point;

North 19 deg. 45' West, 132.7 feet to a point;

North 89 deg. 00' West, 82.0 feet to a point;

North 77 deg. 31' West, 48.7 feet to a point;

Continued on next page

FILE NO. 92020176

North 55 deg. 55' West, 83.6 feet to a point;

North 44 deg. 44' West, 97.5 feet to a point;

North 71 deg. 48' West, 153.4 feet to a point;

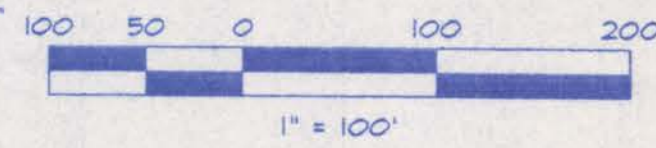
North 49 deg. 16' West, 59.3 feet to a point;

North 48 deg. 04' West, 176.2 feet to a point;

North 77 deg. 02' West, 29.6 feet to a set 5/8-inch iron rod for corner on the aforesaid easterly line of State Highway 205;

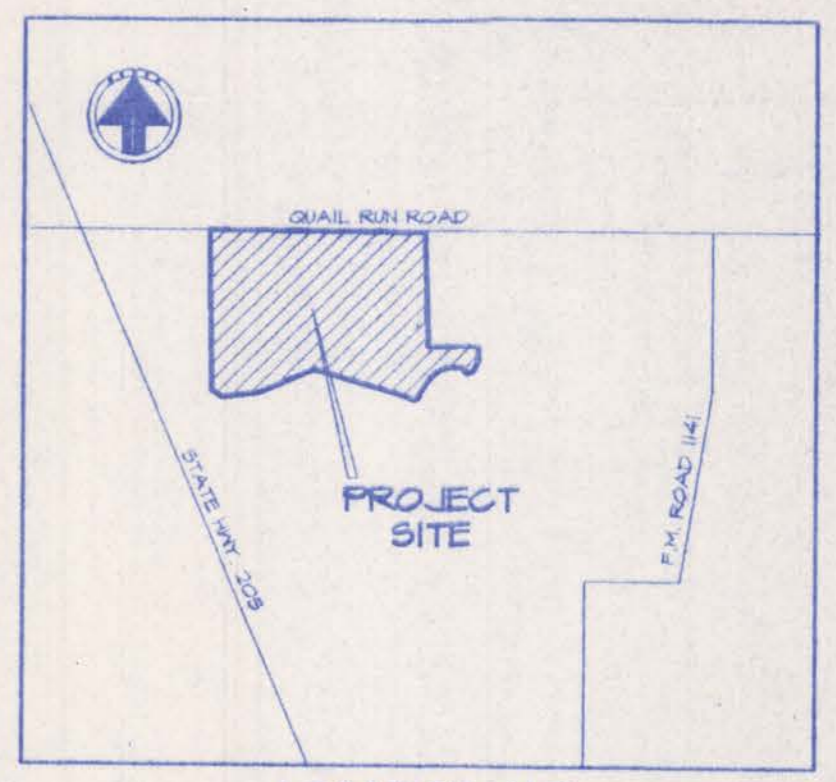
THENCE, North 13 deg. 00' 44" West, 456.14 feet to a found 1/2-inch iron rod;

THENCE North 00 deg. 54' 56", 747.52 feet to the POINT OF BEGINNING and containing a computed area of 502.566 acres of land.

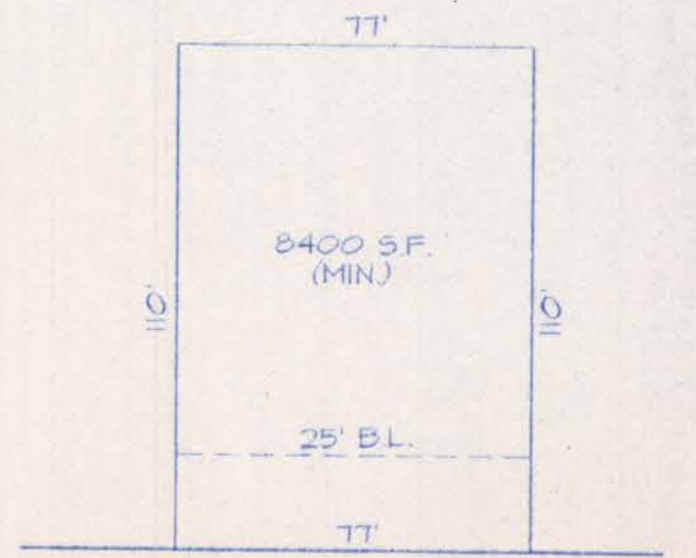


POINT OF BEGINNING

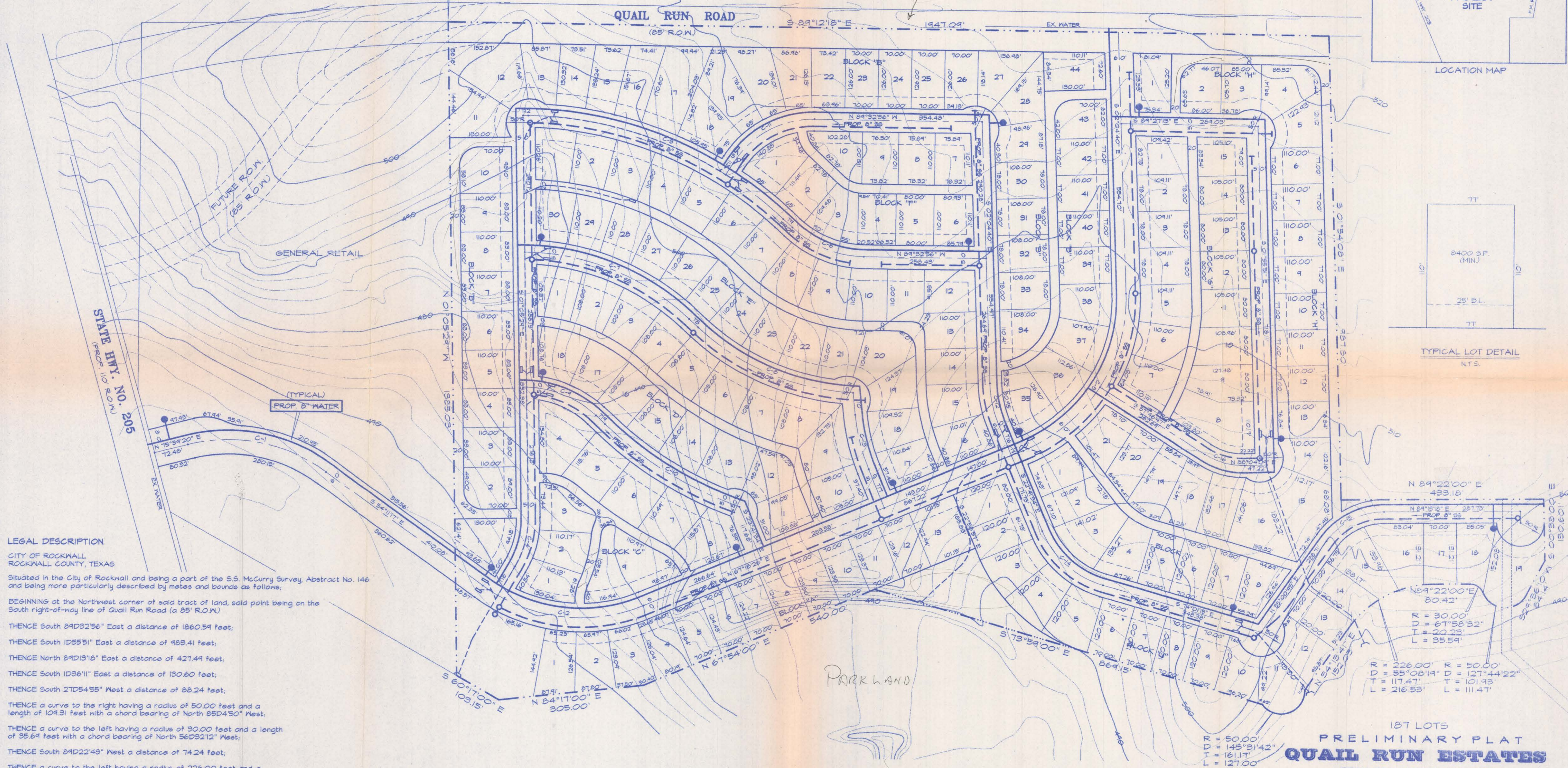
4 LANE / DIVIDED



LOCATION MAP



TYPICAL LOT DETAIL
NTS.



LEGAL DESCRIPTION

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Situated in the City of Rockwall and being a part of the S.S. McCurry Survey, Abstract No. 146 and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said tract of land, said point being on the South right-of-way line of Quail Run Road (a 65' R.O.W.)

THENCE South 84°32'56" East a distance of 1860.54 feet;

THENCE South 1°55'51" East a distance of 488.41 feet;

THENCE North 84°13'18" East a distance of 427.44 feet;

THENCE South 1°36'11" East a distance of 130.60 feet;

THENCE South 27°54'55" West a distance of 88.24 feet;

THENCE a curve to the right having a radius of 50.00 feet and a length of 104.31 feet with a chord bearing of North 85°4'50" West;

THENCE a curve to the left having a radius of 30.00 feet and a length of 35.64 feet with a chord bearing of North 56°32'12" West;

THENCE South 84°22'43" West a distance of 74.24 feet;

THENCE a curve to the left having a radius of 226.00 feet and a length of 214.44 feet with a chord bearing of South 62°11'44" West;

THENCE South 35°0'45" West a distance of 158.05 feet;

THENCE a curve to the right having a radius of 50.00 feet and a length of 126.28 feet with a chord bearing of South 7°02'45" West;

THENCE North 74°1'15" West a distance of 853.71 feet;

THENCE South 67°17'44" West a distance of 524.65 feet;

THENCE South 89°40'22" West a distance of 306.01 feet;

THENCE North 6°03'32" West a distance of 103.15 feet;

THENCE North 1°5'24" West a distance of 1385.03 feet; to the point or place of beginning containing 2517880.047 square feet, 54.180 Acres, more or less.

TANGENT DATA

TANGENT	BEARINGS	LENGTH
T8	N 46°58'48" W	26.42'
T9	N 46°58'48" W	26.42'
T10	S 05°45'11" E	47.04'
T11	S 32°13'44" E	31.31'
T12	N 84°32'56" E	11.45'
T13	S 01°06'09" E	25.25'
T14	S 16°54'28" W	19.01'
T15	S 16°54'28" W	15.00'
T16	S 22°41'34" E	70.86'
T17	S 22°41'34" E	81.40'
T18	N 30°06'54" E	71.75'
T19	N 46°58'48" W	26.42'

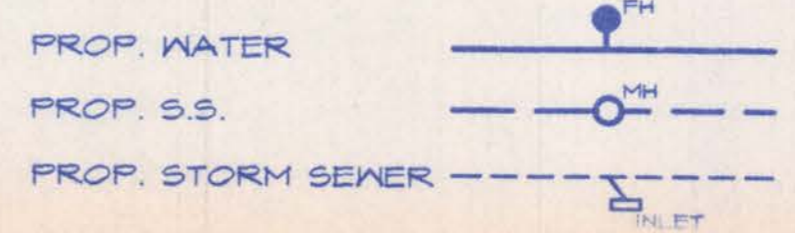
CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
1	950.00'	50°04'23"	163.79'	306.38'	246.70'
2	50.00'	196.03'	96.03'	96.03'	192.06'
3	50.00'	196.03'	96.03'	96.03'	192.06'
4	200.00'	242.28'	428.54'	428.54'	857.08'
5	30.00'	108.93'	54.47'	54.47'	108.93'
6	30.00'	108.93'	54.47'	54.47'	108.93'
7	200.00'	200.78'	200.78'	200.78'	401.56'
8	50.00'	180.21'	90.11'	90.11'	180.21'
9	50.00'	180.21'	90.11'	90.11'	180.21'
10	50.00'	180.21'	90.11'	90.11'	180.21'
11	50.00'	180.21'	90.11'	90.11'	180.21'
12	50.00'	180.21'	90.11'	90.11'	180.21'
13	50.00'	180.21'	90.11'	90.11'	180.21'
14	50.00'	180.21'	90.11'	90.11'	180.21'
15	50.00'	180.21'	90.11'	90.11'	180.21'
16	50.00'	180.21'	90.11'	90.11'	180.21'
17	50.00'	180.21'	90.11'	90.11'	180.21'
18	50.00'	180.21'	90.11'	90.11'	180.21'
19	50.00'	180.21'	90.11'	90.11'	180.21'

ZONING

EX. ZONING : PLANNED DEVELOPMENT (PD-4)
PROP. ZONING : PLANNED DEVELOPMENT (PD-4)

LEGEND



187 LOTS
PRELIMINARY PLAT
QUAIL RUN ESTATES

BEING 54.18 ACRES OUT OF THE
NEED NAME SURVEY, ABSTRACT NO. XXX IN THE CITY
OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNED/DEVELOPED BY:
MARIAH BAY DEVELOPMENT CORP.
P.O. BOX 364
ROCKWALL, TEXAS 76067
(214) 771-6238

PREPARED BY:
HAROLD EVANS CONSULTING ENGINEER
2331 605 THOMASSON RD.
DALLAS, TEXAS 75228
(214) 828-8133

94-18

QUAIL RUN ESTATES

POINT OF BEGINNING

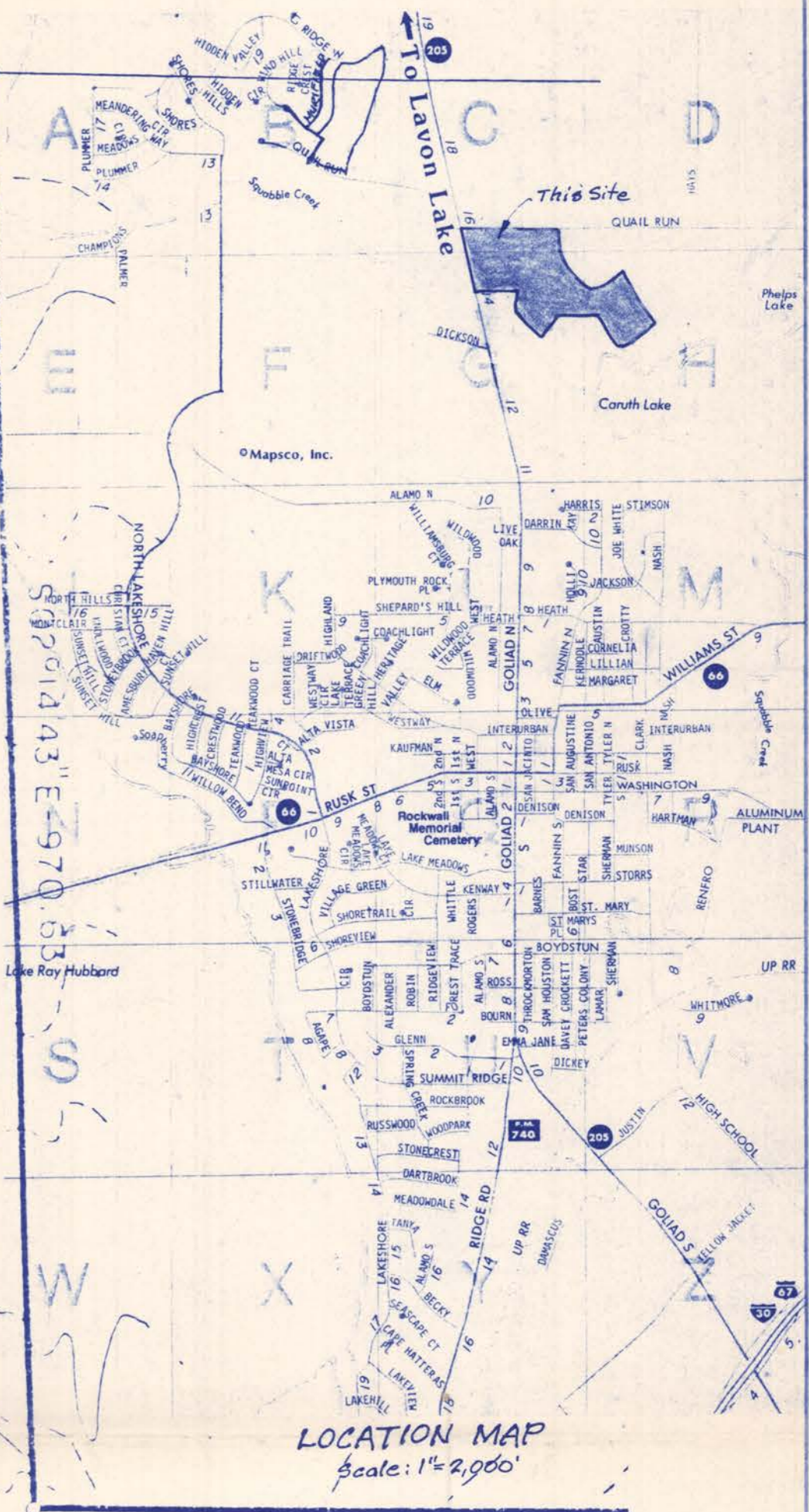
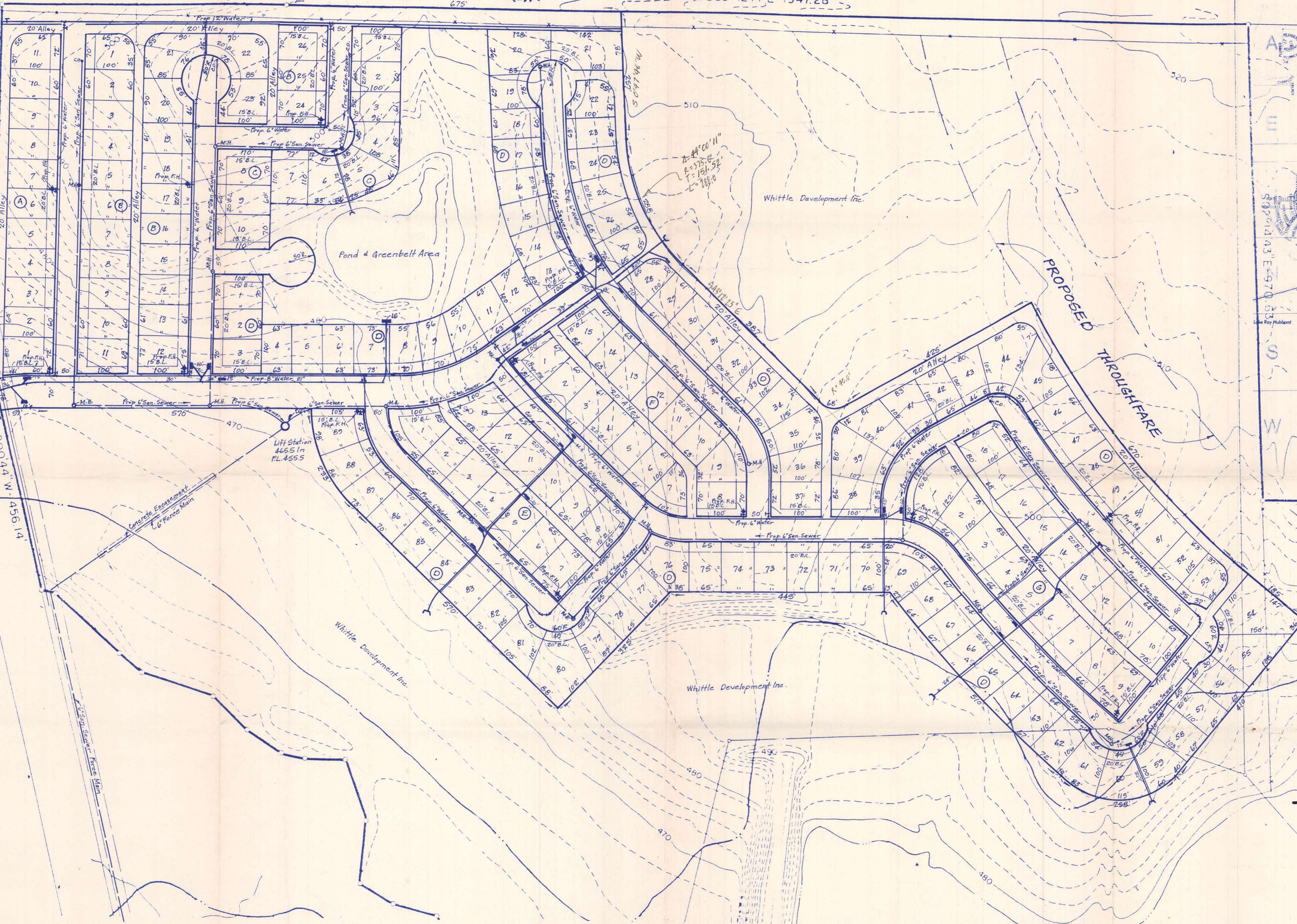
N 89°37'49"E - 575.00'

QUAIL RUN

S 89°12'14"E - 1947.28'

Roy Hance

STATE HIGHWAY NO. 205
N 00°54'56"E - 747.52'
N 30°00'44"W - 456.14'



- File Copy -

ZONING - P.D. 5
PROPOSED 182 LOTS
AREA = 47.2 ACRES

7-26-94

PRELIMINARY PLAT

QUAIL RUN VALLEY

S.S. McCURRY SURVEY, ABST. NO. 146

CITY OF ROCKWALL, TEXAS

WHITTLE DEVELOPMENT, INC. OWNER
P.O. BOX 369, ROCKWALL, TEXAS 75087 (214) 771-5253

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
	7/8/94	1" = 100'	H.L.E.	L.G.

Rev. 7-14-93

SHEET NO.
JOB NO.
9493

20586 #

94-18-PP/Z

* File Copy *

MEMORANDUM

TO: Julie Couch, City Manager
FROM: Pete Eckert
RE: PD5 - Opinion Request - Your Memo dated 9/16
DATE: September 28, 1994

You have basically asked two questions in relation to the Whittle plat as part of PD5: (1) Has the PD been "opened" up in his request to change the concept plan from GR to Single Family?; and (2) Does the submitted plat conform to the Concept Plan which is incorporated into the PD Ordinance?

With respect to number (1) you have explained that the entire 500 acres was advertised but the use change only relates to GR to Single Family on the 11 acre tract. This specific location would control so that the entire PD has not been opened up by the notice.

With respect to number (2), the cluster housing concept is part of Area III on the exhibits to the ordinance. Specific area requirements are listed which are much less restrictive than what appears in other areas of the concept plan which depict single family, therefore a specialized type of housing was contemplated. Area III has 70± acres designated for cluster housing to which the area requirements would apply. In my opinion a change in the concept plan (the exhibits to the Ordinance) would be necessary to convert the 70± acres or some lesser amount from the cluster housing concept to Single Family.

* The plat as submitted is premature without a change in the concept plan.

You have further asked what needs to be done to change the concept plan. As you point out, PD5 has not been reviewed and could be part of the PD process. Otherwise, a change in the concept plan would follow the customary and usual course of a change in zoning.

Our Comprehensive Zoning Ordinance allows for the P&Z to initiate zoning requests, but I believe historically, City initiated requests emanate by direction from the Council. Naturally, sufficient evidence must be presented in the record that supports the change. Such evidence includes traffic, water, sewer, drainage, and the like, current trends in land

94-18-PP/Z

use also can be important, such as larger homes. Perhaps Dan Boutwall or another land planner can provide input in this area.

In the recent case of Taub v. City of Deer Park, the Texas Supreme Court ruled that the City's refusal to rezone a tract of land from Single Family to Multi-Family did not constitute a taking inasmuch as the plaintiff's land was not rendered completely useless or deprived of all economically beneficial use. Seemingly, this argument would hold true in our case as long as the Single Family area requirements are reasonable.

AGENDA
PLANNING & ZONING COMMISSION WORK SESSION
205 W RUSK
AUGUST 25, 1994
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

- 93-51-FP A request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.
- 94-11-FP A request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.
- 94-16-PP/Z A request from Homeplace for a Preliminary Plat and an Amendment to PD-3 changing the Land Use from MF and C to SF-10 and zoning change from A to PD-3 for Random Oaks at the Shores
- 94-17-FP A request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition
- 94-18-PP A request from Whittle Development for an amendment to PD-5 changing the Land Use from GR to SF-6 and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road
- 94-19-CUP A request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad
- 94-20-RP A request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White
- 94-21-PP A request from Neil Jones for a Preliminary Plat for the Sanctuary At Chandlers Landing

III. ADJOURNMENT

Planning And Zoning Meeting Minutes
September 8, 1994

5

I. CALL TO ORDER

10 The meeting was called to order by Van Ewing, acting Chairman at 7:00 p.m with the following members present; Art Ruff, Ross Ramsay, Terry Raulston, and Ginger Baugh. Pat Friend and David Hairston were absent.

II. APPROVAL OF MINUTES FROM THE JULY 14, 1994 MEETING

15 Mr.Ruff made a motion to approve the minutes with corrections made.
Mr.Ramsay seconded the motion. The motion was voted on and passed unanimously.

III. PUBLIC HEARING

20 94-16-PP/Z Hold Public Hearing and Consider Recommending Approval of a request from Homeplace for a Preliminary Plat and an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-7.8} and a zoning change from "A" {Agricultural} to "PD-3" {Planned Development-3} SF-10 / SF-7.8 for Random Oaks at the Shores

25 Mr.Douphrate outlined the request, recommending approval of the Preliminary Plat, both PD amendments, and zoning change provided several conditions are met.

Mr. Ruff removed himself from the meeting citing a conflict of interest.

30 Mr.Ewing opened the Public Hearing.

Pat Atkins, applicant asked the Commission to approve the request.

35 Earl Sloan, 1485 Plummer asked about deed restrictions.

Milton Wittig, 1160 Ridge Road West asked about average lot size.

Gerg Barz, 222 Quail Run Road asked about needed repairs to Quail Run Road.

40 Mr. Ewing closed the Public Hearing.

After much discussion Mr.Ramsay made a motion to approve the request from Homeplace for an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-

7.8} for Random Oaks at the Shores. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

5 Mr.Ramsay made a motion to approve the Preliminary Plat for 75 lots in the Shores Addition with the following conditions;

1.The Plat is to reflect a drainage right-of-way along the drainway. The exact width will be determined by staff prior to the submittal of the Final Plat.

10 2.The applicant will be required to design and construct a deceleration/left turn lane and review the possibility of the need for traffic light. The design once submitted to the City will be sent to the Texas Department of Transportation for review and approval.

15 3. The applicant will be required to escrow funds to improve 1/2 of Quail Run Road which fronts the proposed development.

4. The applicant will be required to upgrade the undersized drainage structures under Quail Run Road in order to handle the increase in runoff caused by the proposed development.

20 5. The applicant will also be required to pay a portion of the prorata water line agreement which is attached for reference. The amount equates to \$14,169.06.

25 6. The applicant shall also be required to provide a stone or masonry screening wall along Ridge Road West and SH-205.

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

Mr.Ruff returned to the meeting.

30 **94-18-PP/Z** Hold Public Hearing and Consider Recommending Approval of a request from Whittle Development for an amendment to "PD-5" {Planned Development-5} changing the Land Use from "GR" {General Retail} to "SF-6" {Single Family-6} and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

35 Mr.Douphrate outlined the request recommending denial until several conditions are met.

Mr.Ewing opened the Public Hearing.

40 Rob Whittle, applicant asked the commission to approve the request.

Mr.Ruff asked if Mr.Whittle agreed to a 30 day waiver in order to have the conditions met.

Mr.Whittle agreed to the 30 day waiver.

Mr.Crumbley, 2000 N.Goliad asked that the request be approved.

Mr.Ewing closed the Public Hearing.

5

Mr.Ramsay made a motion to table this request until the September 29,1994 Planning and Zoning Workshop. Mr Raulston seconded the motion. The motion was voted on and passed unanimously.

10

94-19-CUP Hold Public Hearing and Consider Recommending Approval of a request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad.

15

Mr.Douphrate outlined the request and recommended approval.

Mr.Ewing opened the Public Hearing.

20

James Helwig, applicant addressed the Commission asking for approval of the request.

Mr.Ewing closed the Public Hearing.

25

After much discussion Mr.Ruff made a motion to approve the request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad with the condition to review the CUP in 2 years.

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

30

94-20-RP Hold Public Hearing and Consider Recommending Approval for a request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

Mr.Douphrate outlined the request recommending approval.

35

Mr.Ewing opened the Public Hearing.

Charles Moore,312 Lakeshore asked the Commission to explain the request.

Mr.Ewing closed the Public Hearing.

40

Mr.Raulston made a motion to deny the request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White due to the fact that the applicant was not present at the hearing.

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

08/6/94

IV. PLATS / SITE PLANS

5 93-51-FP Discuss and Consider Recommending Approval of a request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.

Mr.Douphrate outlined the request recommending approval.

10 Harold Evans, applicant representative asked the Commission to approve the request.

Mr.Ruff made a motion to approve the request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane with the following conditions;

15 Include all of the proposed utility easements on the plat.

The applicant needs to show the right-of-way dedication of all public streets.

20 Provide for an access easement onto Shadydale from Old Meadow.

Escrow funds to improve 1/2 the width of Shadydale of which fronts the proposed development.

The applicant is to provide for improvements for a deceleration lane along FM-740.

25 Reduce the side yard building lines of Lot 6 and 26 to 15 feet.

Indicate "Final Plat" in the title block.

30 The Plat is approved contingent upon approval of the Final engineering review.

The applicant will be required to provide park funds in accordance with the City's Subdivision Ordinance.

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

94-11-FP Discuss and Consider Recommending Approval of a request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.

40 Mr.Douphrate outlined the request recommending approval after several conditions are met.

After much discussion, Mrs.Baugh made a motion to approve the request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad with the following conditions;

Indicate on the Plat the 100 year flood plain delineation with the finish floor elevations being two feet of the base flood elevation.

5 All utility easements must be shown on the Plat.

Correct the clerical error in the legal description on the Plat.

Provide notation that no fence encroachment may occur with Block B drainage easement.

10 The applicant is to provide for an emergency entrance way into the proposed development preferably at the alleyway between Lots 21 and 22 of Block D.

The applicant is to provide a detail of the type of screening wall required along Yellowjacket.

15 The City accept either \$13,000.00 cash or contract with Terra Services, Inc. providing for clearance of all the underbrush under the City's direction.

Pulte provide disclosures to all property owners adjacent to park that park land exit exist behind property.

20 The Final Plat contingent upon approval of the Final engineering review.

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

25 94-17-FP Discuss and Consider Recommending Approval of a request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition

Mr. Douphrate outlined the request recommending approval.

30 After much discussion Mr. Ruff made a motion to approve the from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition with the following conditions;

35 The applicant submit a complete which included the owner's certificate and legal description.

Provide all utility easements on the Plat.

The Plat be approved subject to Final engineering approval

40 Temporary alley exit on Midnight Pass.

"Final Plat" be written on the Plat.

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

V. ADJOURNMENT

5

There being no further business to come before the Commission, the meeting was adjourned at 10:00 p.m.

10

ATTEST:

APPROVED:

15

Community Development Coordinator

Planning & Zoning Commission Chairman



DOCKET NUMBER _____
PUBLISHER'S AFFIDAVIT

STATE OF TEXAS

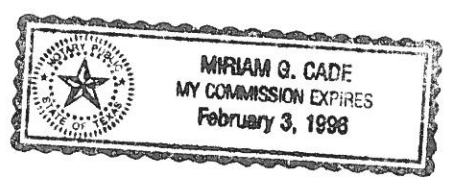
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally
appeared John Sparks,
who being by me duly sworn, deposes and says that (s)he is the
Publisher of the
The Rockwall Chronicle ; that said
newspaper is regularly published in Rockwall
County (Counties), Texas, and generally circulated in Rockwall

Rockwall County (Counties), Texas; and that
the attached notice was published in said newspaper on the
following date(s), to wit: August 24, 1994

Frank Gools
Newspaper Representative's Signature

Subscribed and sworn to before me this the 29 day
of August, 1994, to certify which witness
my hand and seal of office.



Miriam G. Cade
Notary Public in and for the State
of Texas

Miriam G. Cade
Print or Type Name of Notary Public

My Commission Expires 02-03-96



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Whittle Development for an Amendment to PD-5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road and further described as: *(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 by September 2, 1994:



Denise LaRue, Community Development Coordinator

Case No. PZ-94-18-Z

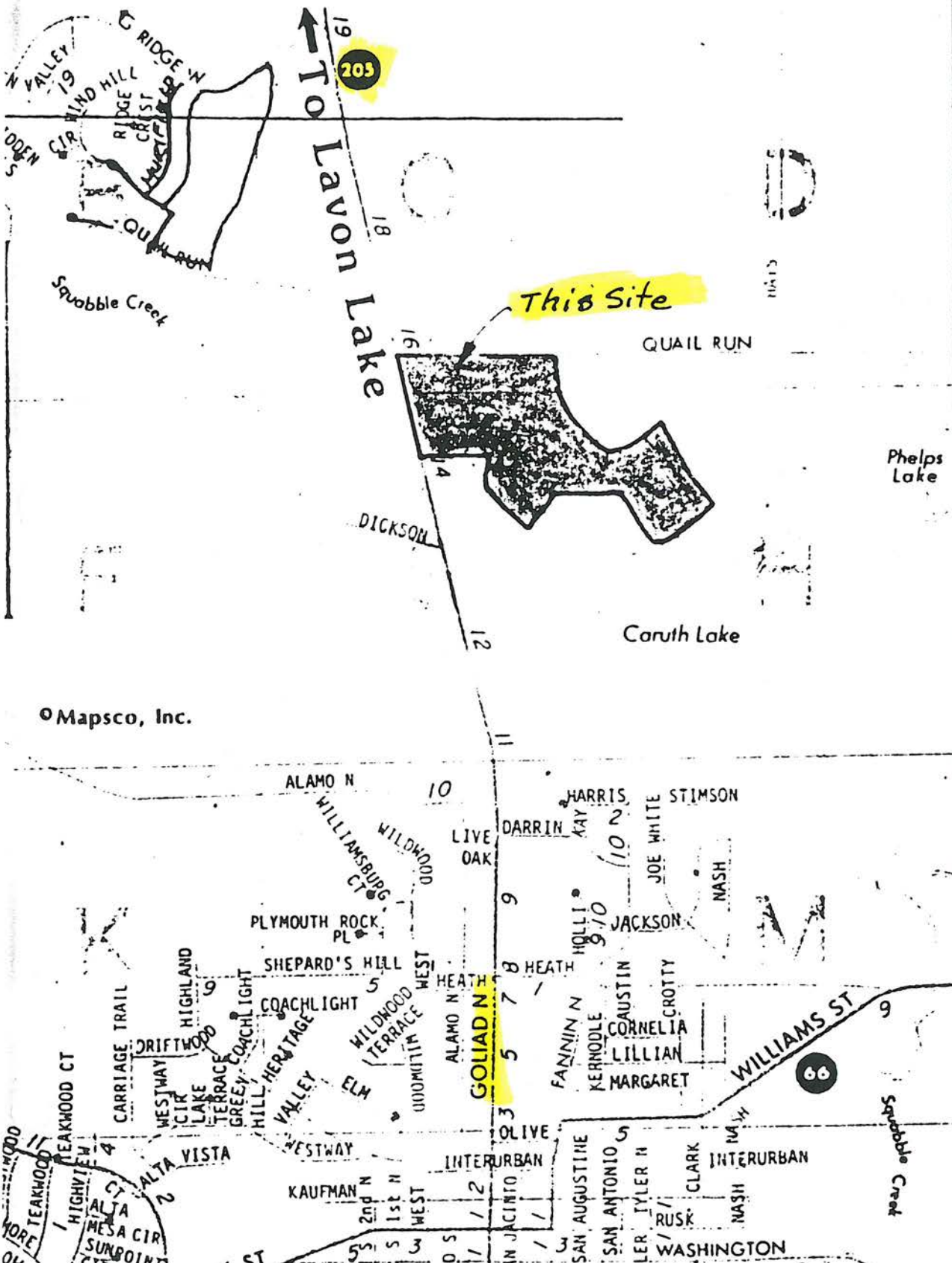
I am in favor of the request for the reasons listed below _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____



This Site

↑ TO Lavon Lake

203

66

○ Mapsco, Inc.

N VALLEY CIR
WIND HILL RIDGE
RIDGE W
CIR
QUAIL RUN

Squabble Creek

QUAIL RUN

Phelps Lake

Caruth Lake

ALAMO N

WILLIAMSBURG CT

WILDWOOD

PLYMOUTH ROCK PL

SHEPARD'S HILL

COACHLIGHT

HILL HERITAGE

VALLEY

ELM

WILLOW TERRACE

WILLOW TERRACE

WILLOW TERRACE

WILLOW TERRACE

WILLOW TERRACE

LIVE OAK

DARRIN

HARRIS

KAY

STIMSON

JOE WHITE

NASH

HOLLIS

JACKSON

FANNIN N

AUSTIN

CROTTY

KERNODE

CORNELIA

LILLIAN

MARGARET

WILLIAMS ST

SAN AUGUSTINE

SAN ANTONIO

CLARK

LER TYLER N

RUSK

NASH

WASHINGTON

INTERURBAN

INTERURBAN

INTERURBAN

INTERURBAN

KAUFMAN

KAUFMAN

KAUFMAN

WILLOW TERRACE

WILLOW TERRACE

WILLOW TERRACE

WILLOW TERRACE

Squabble Creek

OK-18-PP/2

Whittle

WM COLLINS
2001 N GOLIAD
ROCKWALL, TEXAS 75087

HENRY CRUMBLY
2000 GOLIAD
ROCKWALL, TEXAS 75087

CARUTH CORP
ESTATE OF W W CARUTH
5803 GREENVILLE AVE
DALLAS, TEXAS 75206-2997

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 25, 1994 at 7:00 PM at City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold a public hearing on Tuesday, September 6, 1994, at 7:00 PM at City Hall, 205 West Rusk, Rockwall, Texas, to consider the following:

94-18-PP To consider approval of a request from Whittle Development for an amendment to Planned Development 5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road.

Schedule "A" Continued:

BEGINNING at a found 1/2 inch iron rod in the center of Quail Run Road, an undedicated public right-of-way, and the northwest corner of a called 154.46 acre tract conveyed from Caruth Corporation to First Continental Enterprises, Inc., in Volume 104, page 932, of the Deed Records of Rockwall County, Texas, same being the northwest corner of that called 501.94 acre tract conveyed to Dimension Development Company, in Volume 186, page 593 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and west lines of the said 154.46 acre tract the following three (3) courses:

North 89 deg. 37' 49" East, 575.00 feet to a found 1/2-inch iron rod in the center of the said Quail Run Road;

South 89 deg. 12' 14" East, 1947.28 feet to a set 5/8-inch iron rod;

South 02 deg. 14' 43" East, 970.63 feet to a fence corner and the most westerly northwest corner of the called 282.43 acre tract of land conveyed to Red Arnett by deeds dated June 20, 1959 and April 12, 1956;

THENCE, North 89 deg. 42' 31" East along a fence line, 1776.33 feet to a point in Phelps Lake, same being the southwest corner of a called 14.176 acre tract described in Volume 141, page 134 of the Deed Records of Rockwall County, Texas;

THENCE, North 61 deg. 54' 20" East with the south line of the said 14.176 acre tract, 968.30 feet to a set 5/8-inch iron rod for the southeast corner of the said 14.176 acre tract and the northeast corner of a called 46.204 acre tract conveyed to First Continental Enterprises, Inc. and recorded in Volume 103, page 784 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and east boundary line of the said 46.204 acre tract the following four (4) courses;

South 88 deg. 34' 20" East, 896.04 feet to a fence corner;

South 01 deg. 01' 07" West, 281.83 feet to a set 5/8-inch iron rod for an angle point and the northwest corner of the Lake Hill Addition, Phase 2 as described in Cabinet A, Slide 309 of the Map Records of Rockwall County, Texas;

South 00 deg. 04' 17" West with the said west line of Lake Hill Addition, Phase 2, 612.00 feet to a set 5/8-inch iron rod for an angle point and the southwest corner of the said Lake Hill Addition, Phase 2 and the northwest corner of Lake Hill Addition, Phase 1, as described in Cabinet A, Slide 272 of the Map Records of Rockwall County, Texas;

South 00 deg. 22' 12" West, with the said west line of Lake Hill Addition, Phase 1, 1398.39 feet to a found 1/2-inch iron rod on the north line of State Farm to Market Road

two (2) courses:

SOUTH 88 DEG. 00' 08" WEST, 77.84 feet to a set 5/8-inch iron rod for the beginning of a curve to the left;

Along the arc of said curve to the left having a radial bearing of South 01 deg. 59' 52" East, a radius of 358.39 feet and a central angle of 17 deg. 43' 58", 110.92 feet to a found 5/8-inch iron rod for the corner of a

1.283 acre remnant of a called 58.142 acre tract of land described in Volume 70, page 491 of the Deed Records of Rockwall County, Texas;

THENCE, North 00 deg. 14' 37" East, with the east line of said remnant, 313.41 feet to a set 5/8-inch rod for a corner;

THENCE, South 89 deg. 05' 46" West, with the north line of the said remnant, 157.35 feet to a set 5/8-inch rod for a corner;

THENCE, South 00 deg. 02' 00" West, 421.15 feet to a set 5/8-inch iron on the arc of a curve to the left and the north line of the said Farm to Market Road No. 1141, a found 5/8-inch iron rod bears South 00 deg. 02' West, 13.2 feet;

THENCE, along the arc of said curve to the left having a radial bearing of South 50 deg.

40' 27" East, a radius of 358.39 feet, and a Central Angle of 13 deg. 36' 55", a distance of 85.16 feet to a set 5/8-inch iron rod for the most easterly southeast corner of a called 3.207 acre tract described in Volume 42, page 469 of the Deed Records of Rockwall County, Texas;

THENCE, continuing with the east, north and west boundary lines of the said 3.207 acre tract the following three (3) courses:

North 00 deg. 28' 54" West, 148.71 feet to a set 5/8-inch iron rod for a corner;

South 89 deg. 44' 52" West, 207.00 feet to a fence corner;

South 00 deg. 28' 54" East with a fence line, passing at 674.55 feet a fence corner, for the northwest corner of a tract conveyed to Billy Joe Pruitt and described in Volume 86, page 212 of the Deed Records of Rockwall County, Texas, continuing in all 750.85 feet to a fence corner for the southwest corner of the said tract;

THENCE; South 88 deg. 07' 22 East, 167.43 feet to a set 5/8-inch iron rod on the west line of the said Farm to Market Road No. 1141;

THENCE, continuing with the said west line of Farm to Market Road No. 1141 the following four (4) courses:

South 00 deg. 08' 01" East, 1106.28 feet to a set 5/8-inch iron rod;

South 01 deg. 31' 01" East, 343.04 feet to a set 5/8-inch iron rod for the beginning of a curve to the right;

Along the arc of the said curve to the right having a radial bearing of South 88 deg. 28' 59" West, a radius of 533.14 feet, and a Central Angle of 14 deg. 01' 32", a distance of 130.51 feet to a set 5/8-inch iron rod for an angle point;

South 35 deg. 26' 04" West, 123.80 feet to a point, a found Texas Department of Transportation right-of-way monument bears South 64 deg. 47' 00" East, 0.6 feet for a corner on the north line of Texas State Highway No. 66;

THENCE, South 89 deg. 36' 56" West, along said north line 1271.19 feet to a set 5/8-inch iron rod for a corner; a fence corner bears South 03 deg. 58' West, 1.0 feet;

THENCE, North 03 deg. 58' 16" East, 119.65 feet to a fence corner;

THENCE, South 89 deg. 36' 56" West, generally along a fence line, at 198.40 feet past a fence corner, continuing in all 202.96 feet to a 5/8-inch rod set for a corner;

THENCE, South 03 deg. 58' 16" West, 119.65 feet to a fence corner;

THENCE, South 89 deg. 36' 56" West, generally, along the fence line 318.00 feet to a set 5/8-inch iron rod;

THENCE, continuing generally along the said fence line North 88 deg. 51' 59" West, 360.69 feet to a found 5/8-inch iron rod for a corner, same being the southeast corner of the Hal Phelps Addition as described in Cabinet A, Slides 10 and 11 of the Map Records of Rockwall County, Texas;

THENCE, continuing generally along the fence line and with the east and north lines of the said Hal Phelps Addition the following two (2) courses;

North 01 deg. 11' 45" East, 150.40 feet to a found bois d'arc stake;

North 89 deg. 53' 20" West, 776.89 feet to a set 5/8-inch iron rod in the west line of the Wade Addition as described in Cabinet A, Slide 3 of the Map Records of Rockwall County, Texas;

THENCE, generally along the fence line and with the east and north line of the said Wade Addition the following two (2) courses:

North 00 deg. 56' 02" East, 1504.84 feet to a set 5/8-inch iron rod;

South 89 deg. 48' 33" West, at 867.76 feet pass the northwest corner of the Harris Heights Addition, Phase Three, as described in Cabinet B, Slides 182 and 183 of the Map Records of Rockwall County, Texas, continuing in all 1489.56 feet to a found 1/2-inch iron rod;

THENCE, continuing with the north line of the said Harris Heights Addition, the following two (2) courses:

South 10 deg. 44' 30" West, 69.03 feet to a set 5/8-inch iron rod;

North 89 deg. 58' 05" West 550.21 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the east line of State Highway No. 205, a 100-foot wide public right-of-way; THENCE, continuing with the said east line in a northerly direction along the arc of the said curve to the left having a radial bearing of South 87 deg. 12' 50" West, a radius of 3869.84 feet and a central angle of 10 deg. 15' 34", a distance of 692.94 feet to a set 5/8-inch iron rod for the end of said curve;

THENCE, North 13 deg. 02' 43" West, 34.60 feet to a wooden right-of-way monument;

THENCE, North 13 deg. 28' 10" East, 112.00 feet to a set 5/8-inch iron rod;

THENCE, North 13 deg. 02' 43" West, 320.59 feet to a set 5/8-inch iron rod for a southeast corner of called 21.76 acre tract conveyed to the Y.M.C.A. in Volume 152, page 77 of the Deed Records of Rockwall County, Texas;

THENCE, along a line common to the said Y.M.C.A. tract and the said 154.46 acre tract conveyed to First Continental Enterprises, Inc. the following seven (7) courses:

North 25 deg. 43' 28" East, 84.07 feet to a set 5/8-inch iron rod;

North 01 deg. 43' 29" East, 9.04 feet to a set 5/8-inch iron rod;

North 89 deg. 59' 38" East, 1067.00 feet to a set 5/8-inch iron rod;

North 32 deg. 47' 38" East, 35.00 feet to a point in the water;

North 57 deg. 12' 22" West, 57.95 feet to a point in the water;

North 07 deg. 31' 58" East, 303.16 feet to a point in the water;

North 88 deg. 12' 16" West, 379.69 feet to a point in the centerline of a creek;

THENCE, generally with said centerline and said common line the following seventeen (17) courses;

North 49 deg. 10' West, 77.3 feet to a point;

North 13 deg. 48' East, 67.9 feet to a point;

North 49 deg. 45' West, 155.4 feet to a point;

North 72 deg. 16' West, 126.3 feet to a point;

North 25 deg. 56' West, 62.6 feet to a point;

North 55 deg. 55' West, 83.6 feet to a point;

North 44 deg. 44' West, 97.5 feet to a point;

North 71 deg. 48' West, 153.4 feet to a point;

North 49 deg. 16' West, 59.3 feet to a point;

North 48 deg. 04' West, 176.2 feet to a point;

North 77 deg. 02'

West, 29.6 feet to a set 5/8-inch iron rod for corner on the aforesaid easterly line of State Highway 205;

THENCE, North 13 deg. 00' 44" West, 456.14 feet to a found 1/2-inch iron rod;

THENCE North 00 deg. 54' 56", 747.52 feet to the POINT OF BEGINNING and containing a computed area of 502.566 acres of land. (45)

mead

DBE129

STINGS, MN

