CITY OF ROCKWALL, TEXAS

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: MARCH-30-87

Name of Proposed Development S. SPARKS ADDITION

Name of Developer SHERMAN P. SPARKS

Address 224 ALTA VISTA ROCKWALL, TX. 75087 Phone (214) 722-5366

Owner of Record SHERMAN P. SPARKS

Address 224 ALTAVISTA, ROCKWALL, TX. 75087 Phone (214) 722-5366

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON Rd. DALLAS, TX. 75228 Phone (214) 328-8133

Total Acreage 0.7349 Current Zoning SF-15

Number of Lots/Units 1 Signed DAVID HOSSEINY

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

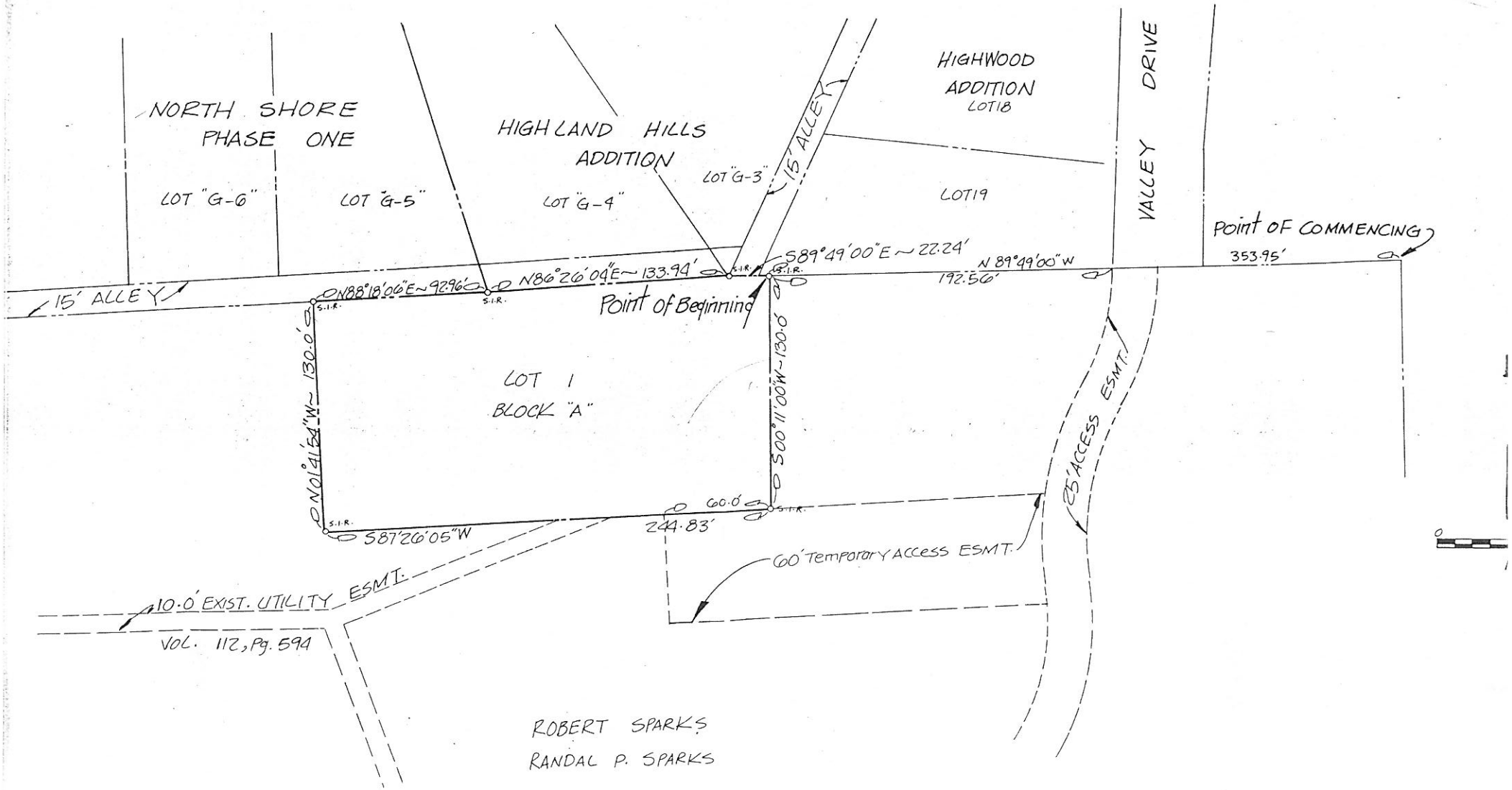
The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Shown on Plat	Not Applicable		
✓		1.	Title or name of development written and graphic scale, north point, date of plat and key map
✓		2.	Location of the development by City, County and State
✓		3.	Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
✓		4.	Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

Provided or Shown on Plat	Not Applicable		
✓		5.	Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
✓		6.	Approved name and right-of-way width of each street, both within and adjacent to the development
✓		7.	Locations, dimensions and purposes of any easements or other rights-of-way
	✓	8.	Identification of each lot or site and block by letter and building lines or residential losts
		9.	Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans refered by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
	✓	10.	Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
	✓	11.	Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
✓		12.	Designation of the entity responsibile for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades
		13.	Instrument of dedication or adoption signed by the owner or owners
✓		14.	Space for signatures attesting approval of the plat
		15.	Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

Provided or Shown on Plat	Not Applicable	
✓		16. Compliance with all special requirements developed in preliminary plat review
	✓	17. Waiver of drainage liability by the City due to development's design
✓		18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.


NORTH SHORE
PHASE ONE
LOT "G-6"
LOT "G-5"
HIGHLAND HILLS
ADDITION
LOT "G-4"
LOT "G-3"
15' ALLEY
HIGHWOOD
ADDITION
LOT 18
LOT 19
VALLEY DRIVE
Point OF COMMENCING
353.95'
S89°49'00"E ~ 22.24'
N 89°49'00"W
192.56'
N86°26'04"E ~ 133.94'
N88°18'06"E ~ 92.96'
15' ALLEY
Point of Beginning
LOT 1
BLOCK "A"
N01°41'54"W ~ 130.0'
S00°11'00"W ~ 130.0'
60.0'
244.83'
S87°26'05"W
25' ACCESS ESMT.
60' Temporary Access ESMT.
10.0' EXIST. UTILITY ESMT.
VOL. 112, Pg. 594
ROBERT SPARKS
RANDAL P. SPARKS

Tract 4

Being a part of the 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Volume 41, page 461, and being a part of that 1.0 acre tract of land conveyed to Sherman P. Sparks by deed recorded in Volume 41, page 284, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at an iron rod on the South Line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract;

Thence: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North Line of said 5.2 acre tract to an iron rod set at the Point of Beginning;

Thence: South 00° 11'00" west a distance of 130.00 feet to an iron rod se for a corner;

Thence: South 87° 26'05" West a distance of 244.83 feet to an iron rod set for a corner;

Thence: North 01° 41' 54" West a distance of 130.00 feet to an iron rod set for a corner on the North line of said 1.0 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall;

Thence: North 88° 18' 06" East a distance of 92.96 feet along the South line of said addition and the North line of said 1.0 acre tract to an iron rod set for a corner at the most Westerly Southeast corner of said additio and the Southwest corner of Highland Hills, an addition of the City of Rockwall;

Thence: North 86° 26' 04" East a distance of 133.94 feet along the South line of Highland Hills to an iron rod set for a corner at the most Souther Southeast corner of said addition and the most Westerly corner of the previously mentioned Highwood Addition;

Thence: South 89° 49' 00" East a distance of 22.24 feet along the South line of said addition to the Point of Beginning and containing 32,013 Squa Feet or 0.7349 Acres of Land.

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No._____ Filing Fee_____ Date 3-19-87

Applicant Dr. Sherman Sparks Phone 722-3863

Mailing Address 324 Alta Vista Rockwall 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

_____ District Classification

to _____ District Classification

for the following reasons: (attach separate sheet if necessary)

There (Are) (Are Not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner_____ Tenant_____ Prospective Purchaser_____

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

Signed Sherman Sparks

NOTE: 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.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

_____
Surveyor or Attorney for Applicant
(Mark out one)

PLAT REVIEW

_____ Preliminary Plat

_____ Final Plat

Name of Proposed Subdivision Sparks Addition

Location of Proposed Subdivision Off of SH-66

Name of Subdivider Sherman Sparks

Date Submitted 3/23/87 Date of Review 3/26/87

Total Acreage .7349 ac. Number of Lots 1

Review Checklist

	Yes	No	N/A
1. Was the proper application submitted and checket? (attach copy)		✓	
2. Were the proper number of copies submitted?		✓	
3. Is scale 1" = 100' (Specify scale if different _____)			
4. Comments			

Planning and Zoning

1. What is the proposed land use?

2. What is the proposed density?

3. What is existing zoning? _____

4. Is the plan zoned properly?			
5. Does the use conform to the Land Use Plan?			
6. Is this project subject to the provisions of the Concept Plan Ordinance?			
7. Has a Concept Plan been provided and approved?			
8. Does the plan conform to the Master Park Plan?			

	Yes	No	N/A
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	_____	_____	_____
b. Building Line	_____	_____	_____
c. Parking	_____	_____	_____
d. Buffering	_____	_____	_____
e. Site Plan	_____	_____	_____
f. Other	_____	_____	_____
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	_____	_____	_____
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	_____	_____	_____

12. Comments:

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	_____	_____	_____
b. Is adequate right-of-way provided for any major thorughfares or collectors?	_____	_____	_____
c. Is any additional right-of-way provided for all streets and alleys?	_____	_____	_____
d. Is any additional right-of-way required?	_____	_____	_____
e. Is there adequate road access to the proposed project?	_____	_____	_____
f. Will escrowing of funds or construction of substandard roads be required?	_____	_____	_____

	Yes	No	N/A
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	_____
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handl development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____
g. Are any offsite easements required?	_____	_____	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	_____

	Yes	No	N/A
k. Comments:			

General Requirements

1. Has the City Engineer reviewed and approved the plan?	_____	_____	_____
2. Does the final plat conform to the City's Flood Plain Regulations?	_____	_____	_____
3. Does the final plat conform to the preliminary plat as approved?	_____	_____	_____
4. Staff Comments:			

Time Spent on Review

Name	Date	Time Spent (hours)

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

№ 6146

205 West Rusk

(214) 722-1111
Metro 226-7885

Cash Receipt

Name Pennwell - Ri. Spaid Date 3-19-87

Mailing Address

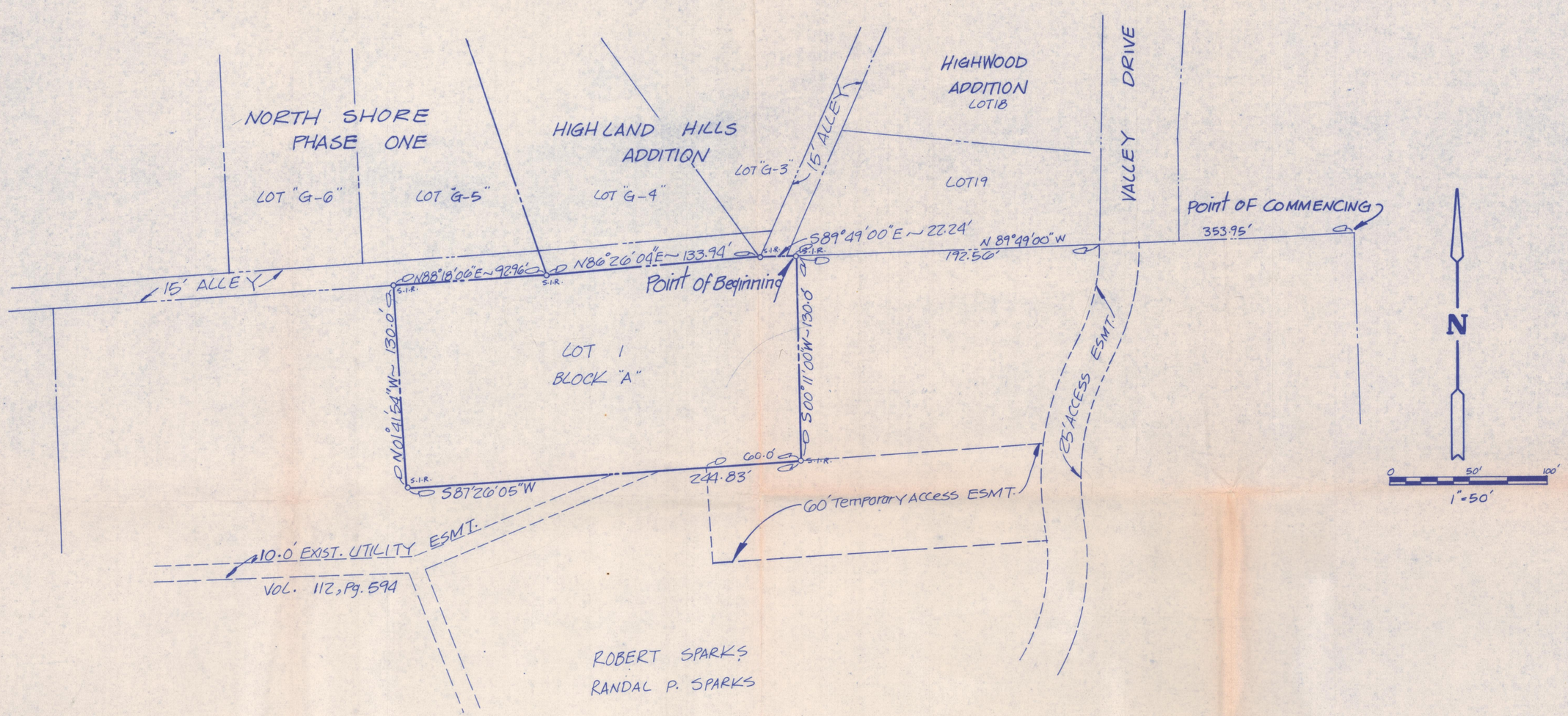
Job Address Permit No.

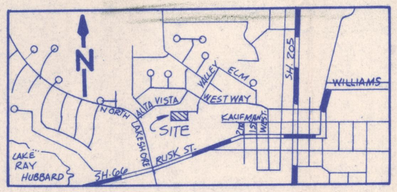
Check ☑ Cash ☐ Other ☐

General Fund Revenue 01				W & S Fund Revenue 02			
DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code	Amount	
General Sales Tax	00-00-3201			RCH	00-00-3211		
Beverage Tax	00-00-3204			Blackland	00-00-3214		
Building Permit	00-00-3601			Water Tap	00-00-3311		
Fence Permit	00-00-3602			10% Fee	00-00-3311		
Electrical Permit	00-00-3604			Sewer Tap	00-00-3314		
Plumbing Permit	00-00-3607			Reconnect Fees	00-00-3318		
Mechanical Permit	00-00-3610			Water Availability	33-00-3835		
Zoning, Planning, Board of Adj.	00-00-3616	136	00	Sewer Availability	34-00-3836		
Subdivision Plats	00-00-3619			Meter Deposit	00-00-2201		
Sign Permits	00-00-3628			Portable Meter Deposit	00-00-2202		
Health Permits	00-00-3631			Misc. Income	00-00-3819		
Garage Sales	00-00-3625			Extra Trash	00-00-1129		
Misc. Permits	00-00-3625			Check Charge	00-00-3819		
Misc. License	00-00-3613			NSF Check	00-00-1128		
Misc. Income	00-00-3819						
Sale of Supplies	00-00-3807						
TOTAL GENERAL				TOTAL WATER			

TOTAL DUE 136.00 Received by

4-86 5000





LOCATION MAP

1"=2000'

FINAL PLAT

1/2

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

SCALE	DATE	JOB NO.
1"=50'	MARCH 30-87	8685

S. SPARKS ADDITION

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14

CITY OF ROCKWALL, ROCKWAL, COUNTY TX.

SHARMAN P. SPARKS
224 ALTA VISTA ROCKWALL, TX. 75087

OWNER
TELE. (214) 722-5366

TELEDYNE POST N71774

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Sherman P. Sparks is the owner of a tract of land situated in the B. F. Boydstun Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks by deed recorded in Volume 41, Page 461, and being a part of that 1.0 acre tract of land conveyed to Sherman P. Sparks by Deed recorded in Volume 41, Page 284, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the South line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract;
THENCE: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North line of said 5.2 acre tract to an iron rod set at the Point of Beginning;
THENCE: South 00° 11' 00" West a distance of 130.00 feet to an iron rod set for a corner;
THENCE: South 87° 26' 05" West a distance of 244.83 feet to an iron rod set for a corner;
THENCE: North 01° 41' 54" West a distance of 130.00 feet to an iron rod set for a corner on the North line of said 1.0 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall;
THENCE: North 88° 18' 06" East a distance of 92.96 feet along the South line of said addition and the North line of said 1.0 acre tract to an iron rod set for a corner at the most Westerly Southeast corner of said addition and the Southwest corner of Highland Hills, an addition to the City of Rockwall;
THENCE: North 86° 26' 04" East a distance of 133.94 feet along the South line of said Highland Hills to an iron rod set for a corner at the most Southerly Southeast corner of said addition and at the most Westerly corner of the previously mentioned Highwood Addition;
THENCE: South 89° 49' 00" East a distance of 22.24 feet along the South line of said addition to the Point of Beginning and containing 32,013 square feet or 0.7349 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT SHERMAN P. SPARKS, is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as S. SPARKS ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuing the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occassioned by the establishment of grade of streets in this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this _____ day of _____, 1987.

_____
Sherman P. Sparks

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1987, by Sherman P. Sparks.

_____
Notary Public
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Danny E. Osteen, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1987, by Danny E. Osteen.

_____
Notary Public
My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

_____ _____
City Manager Date

APPROVED

_____ _____
Chairman, Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of S. SPARKS ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1987.

This approval shall be invalid unless the approval plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1987.

_____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall

FINAL PLAT

2/2

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

SCALE	DATE	JOB NO.
—	MARCH-30-87	8685

S. SPARKS ADDITION
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TX.

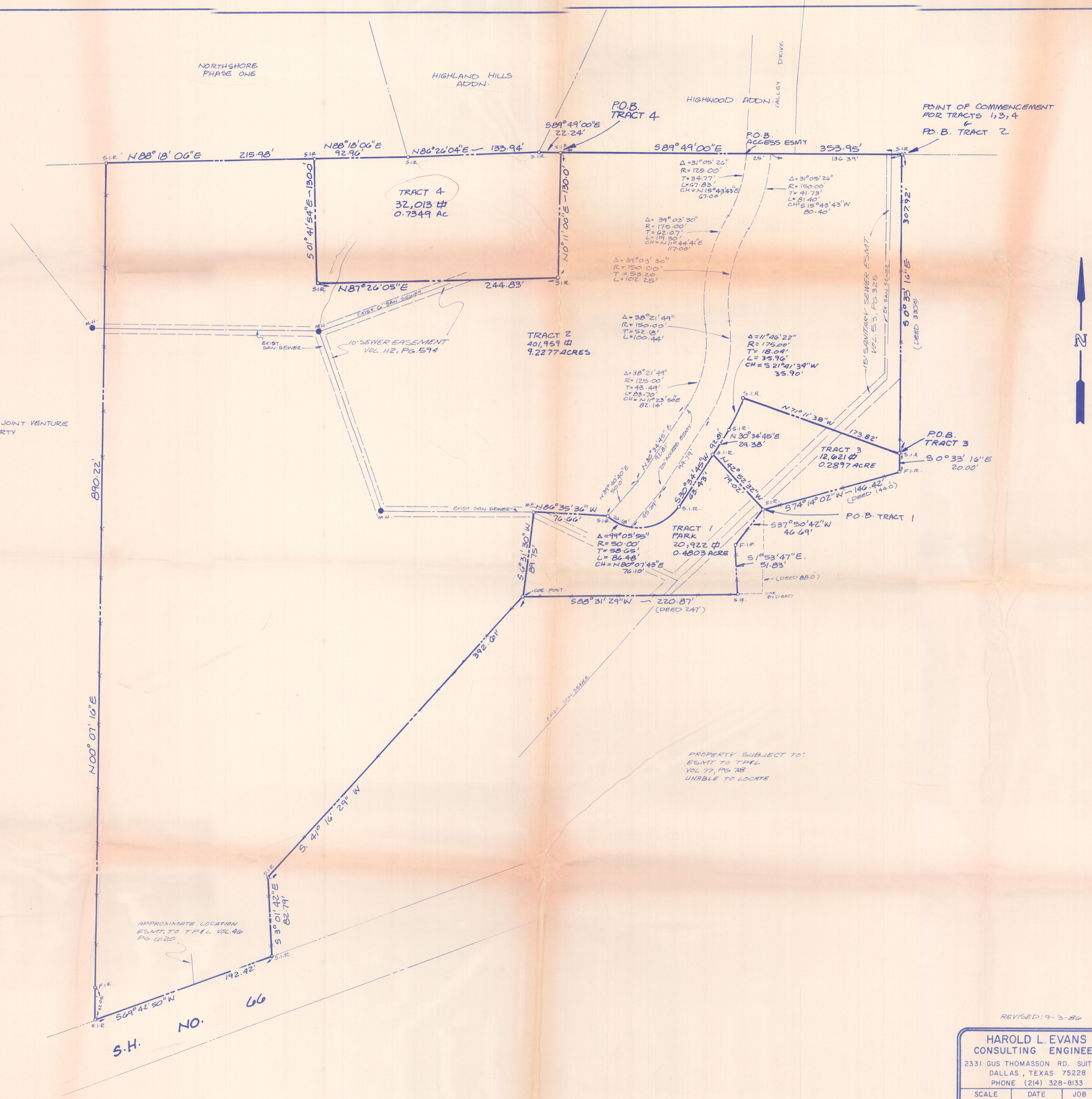
SHARMAN P. SPARKS OWNER
224 ALTA VISTA ROCKWALL, TX. 75087 TELE. (214) 722-5366

TELEDYNE POST N71774

136

1. FIRE PROTECTION MUST BE BUILT
2. STREET EXTENSION MUST BE DONE
3. LOT MUST HAVE ACCESS TO ROAD

Hold



REVISED: 9-3-86

1/2

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			BOUNDARY SURVEY
			B.F. BOYDSTUN SURVEY ABSTRACT 14
			CITY OF ROCKWALL
SCALE	DATE	JOB NO.	ROCKWALL COUNTY, TEXAS
1"=50'	5-27-86	8685	

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING 4 tracts of land situated in the B. F. Boydstun Survey, Abstract No. 14, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEING a part of that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks by deed recorded in Volume 41, Page 461, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCINING at an iron rod on the South line of Highwood Addition, an addition to the City of Rockwall and at the Northeast corner of said 5.2 acre tract;
THENCE: South 00° 33' 16" East a distance of 327.92 feet along an old fence line and the East line of said tract to an iron rod found for the Southeast corner of said tract;
THENCE: South 74° 14' 02" West a distance of 146.42 feet along an old fence line and the most Easterly South line of said tract to an iron rod set at a fence corner post at a corner of said tract and the Point of Beginning;
THENCE: South 37° 50' 42" West a distance of 46.69 feet along an old fence line to an iron pipe found for a corner at a fence corner;
THENCE: South 01° 53' 47" East a distance of 51.83 feet along an old fence line to an iron rod set for a corner near an old corner post and on the South line of said 5.2 acre tract;
THENCE: South 88° 31' 29" West a distance of 220.87 feet along an old fence line and the South line of said tract to a corner post at an angle point in said South line;
THENCE: Traversing said 5.2 acre tract as follows:

North 06° 31' 30" East a distance of 89.75 feet to the center of the top of an existing sanitary sewer manhole for a corner;
South 86° 35' 36" East a distance of 76.66 feet to an iron rod set for a corner at the point of curvature of a circular curve to the left having a central angle of 99° 05' 55", a radius of 50.00 feet, and a chord that bears North 80° 07' 43" East a distance of 76.10 feet, along said curve an arc distance of 86.48 feet to an iron rod set for a corner;
North 30° 34' 45" East a distance of 63.43 feet to an iron rod set for a corner; and South 42° 52' 32" East a distance of 79.02 feet to the Point of Beginning and Containing 20,922 Square Feet or 0.4803 Acres of Land, together with the use of a 25.0 foot wide access easement more particularly described as follows:

25.0 FOOT WIDE ACCESS EASEMENT

BEGINNING at a point for a corner on the North line of said Sparks tract at the Southwest corner of Valley Drive, said point being North 89° 49' 00" West a distance of 161.39 feet from the Northeast corner of said 5.2 acre tract;
THENCE: South 89° 49' 00" East a distance of 25.00 feet along the South line of Valley Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 31° 05' 26", a radius of 150.00 feet, and a chord that bears South 15° 43' 43" West a distance of 80.40 feet;
THENCE: Along said curve an arc distance of 81.40 feet to a point for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 39° 03' 30", and a radius of 150.00 feet;
THENCE: Along said curve an arc distance of 102.25 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 38° 21' 49", and a radius of 150.00 feet;
THENCE: Along said curve an arc distance of 100.44 feet to a point for a corner;
THENCE: South 30° 34' 45" West a distance of 94.79 feet to a point for a corner;
THENCE: South 39° 40' 40" West a distance of 45.29 feet to a point for a corner on the North line of above described 0.4803 acre tract, said corner being on a circular curve to the right having a central angle of 30° 00' 00", a radius of 50.00 feet, and a chord that bears North 65° 19' 20" West a distance of 25.88 feet;
THENCE: Along said curve an arc distance of 26.18 feet to a point for a corner, said point being South 86° 35' 36" East a distance of 76.66 feet from the Northwest corner of above mentioned 0.4803 acre tract;
THENCE: North 39° 40' 40" East a distance of 50.00 feet to a point for a corner;
THENCE: North 30° 34' 45" East a distance of 92.81 feeet to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 38° 21' 49", and a radius of 125.00 feet;
THENCE: Along said curve an arc distance of 83.70 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 39° 03' 30", and a radius of 175.00 feet;
THENCE: Along said curve an arc distance of 119.30 feet to a point for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 31° 05' 26", and a radius of 125.00 feet;
THENCE: Along said curve an arc distance of 67.83 feet to the Point of Beginning and Containing 10,501 Square Feet or 0.2411 Acres of Land.

TRACT 2

BEING all of that 3.46 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Vol. 42, Pg. 32, and being a part of that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Vol. 41, Pg. 461, and being a part of that 1.0 acre tract conveyed to Sherman P. Sparks by deed recorded in Vol. 41, Pg. 284, and being all of that tract of land conveyed to Joyce M. Sparks by deed recorded in Vol. 142, Pg. 544, and being all that public road as mentioned in that 3.46 acre tract of land and that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks by deeds recorded in Vol. 42, Pg. 32, and Vol. 41, Pg. 461, all in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the South line of Highwood Addition, an addition to the City of Rockwall; and at the Northeast corner of the above mentioned 5.2 acre tract;
THENCE: South 00° 33' 16" east a distance of 307.92 feet along an old fence line and the East line of said 5.2 acre tract to an iron rod set for a corner;
THENCE: North 71° 11' 38" West a distance of 173.82 feet to an iron rod set for a corner on a circular curve to the right having a central angle 11° 46' 22", a radius of 175.00 feet, and a chord that bears South 21° 41' 34" West a distance of 35.90 feet;
THENCE: Along said curve an arc distance of 35.96 feet to an iron rod set for a corner;
THENCE: South 30° 34' 45" West passing at 29.38 feet the North corner of the above described 0.4803 acre tract and continuing a total distance of 92.81 feet along the most Easterly Northwest line of said 0.4803 acre tract to an iron rod set at the point of curvature of a circular curve to the right having a central angle of 99° 05' 55" and a radius of 50.00 feet, and a chord that bears South 80° 07' 43" West 76.10 feet;
THENCE: Along said curve and along the North line of said 0.4803 acre tract an arc distance of 86.48 feet to an iron rod set for a corner;
THENCE: North 86° 35' 36" West a distance of 76.66 feet continuing along the North line of said 0.4803 acre tract to the center of an existing sanitary sewer manhole at the northwest corner of said 0.4803 acre tract;
THENCE: South 06° 31' 30" West a distance of 89.75 feet along the West line of said 0.4803 acre tract to a corner post in an old fence line at the Southwest corner of said 0.4803 acre tract and at an angle point in the South line of said 5.2 acre tract;
THENCE: South 41° 16' 29" West a distance of 392.61 feet along the most Westerly Southeast line of said 5.2 acre tract and generally along an old fence line to an iron rod set for a corner at an angle point;
THENCE: South 3° 01' 42" East a distance of 82.79 feet generally along an old fence to an iron rod set for a corner on the North line of State Highway No. 66;
THENCE: South 69° 42' 50" West a distance of 192.42 feet along the North line of State Highway 66 to an iron rod set for a corner at the Southwest corner of the above mentioned Joyce M. Sparks tract;
THENCE: North 00° 07' 16" East passing at 32.05 feet feet an iron rod found on line and continuing a total distance of 890.22 feet along the West line of said Joyce M. Sparks tract, and then the West line of said 3.46 acre tract and then along the West line of said 5.2 acre tract to an iron rod set for a corner at the Northwest corner of said 5.2 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall;
THENCE: North 88° 18' 06" East a distance of 215.98 feet along the South line of said addition and the North line of said 5.2 acre tract and then the North line of the above mentioned 1.0 acre tract to an iron rod set for a corner;
THENCE: South 01° 41' 54" East a distance of 130.00 feet to an iron rod set for a corner;
THENCE: North 87° 26' 05" East a distance of 244.83 feet to an iron rod set for a corner;
THENCE: North 00° 11' 00" East a distance of 130.00 feet to an iron rod set for a corner on the North line of said 5.2 acre tract and on the South line of the previously mentioned Highwood Addition;
THENCE: South 89° 49' 00" East a distance of 353.95 feet to the Point of Beginning and containing 401,959 Square Feet

or 9.2277 Acres of Land.

TRACT 3

BEING a part of that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Volume 41, Page 461, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the South line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract;
THENCE: South 00° 33' 16" East a distance of 307.92 feet along an old fence line and the East line of said 5.2 acre tract to an iron rod set for a corner at the Point of Beginning;
THENCE: South 00° 33' 16" East a distance of 20.00 feet continuing along said fence line and the East line of said tract to an iron rod found for the Southeast corner of said 5.2 acre tract;
THENCE: South 74° 14' 02" West a distance of 146.42 feet along an old fence line and the most Easterly South line of said tract to an iron rod set for a corner at a fence corner post and at a corner of said tract;
THENCE: North 42° 52' 32" West a distance of 79.02 feet to an iron rod set for a corner;
THENCE: North 30° 34' 45" East a distance of 29.38 feet to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 11° 46' 22", and a radius of 175.00 feet, and a chord that bears North 21° 41' 34" East 35.90 feet;
THENCE: Along said curve an arc distance of 35.96 feet to an iron rod set for a corner;
THENCE: South 71° 11' 38" East a distance of 173.82 feet to the Point of Beginning and containing 12,621 Square Feet or 0.2897 Acres of Land.

TRACT 4

BEING a part of that 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Volume 41, Page 461, and being a part of that 1.0 acre tract of land conveyed to Sherman P. Sparks by deed recorded in Volume 41, Page 284, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the South Line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract;
THENCE: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North line of said 5.2 acre tract to an iron rod set at the Point of Beginning;
THENCE: South 00° 11' 00" West a distance of 130.00 feet to an iron rod set for a corner;
THENCE: South 87° 26' 05" West a distance of 244.83 feet to an iron rod set for a corner;
THENCE: North 01° 41' 54" West a distance of 130.00 feet to an iron rod set for a corner on the North line of said 1.0 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall;
THENCE: North 88° 18' 06" East a distance of 92.96 feet along the South line of said addition and the North line of said 1.0 acre tract to an iron rod set for a corner at the most Westerly Southeast corner of said addition and the Southwest corner of Highland Hills, an addition to the City of Rockwall;
THENCE: North 86° 26' 04" East a distance of 133.94 feet along th South line of said Highland Hills to an iron rod set for a corner at the most Southerly Southeast corner of said addition and at the most Westerly corner of the previously mentioned Highwood Addition;
THENCE: South 89° 49' 00" East a distance of 22.24 feet along the South line of said addition to the Point of Beginning and containing 32,013 Square Feet or 0.7349 Acres of Land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Danny E. Osteen
Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS
DANNY E. OSTEEN
4169
REGISTERED PUBLIC SURVEYOR

2/2

REVISED 9-3-86

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			BOUNDARY SURVEY
SCALE	DATE	JOB NO.	B.F. BOYDSTUN SURVEY ABSTRACT 14
1"=50'	5-27-86	8685	CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

60 FOOT TEMPORARY ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Robert Sparks and Randal P. Sparks, hereinafter called Grantors, in consideration of One Dollar ($1.00) and other good and valuable consideration paid by Sherman P. Sparks, hereinafter called Grantee, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors and assigns a perpetual temporary access easement, with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove any appurtenances over and across Grantor's land, together with the right of ingress and egress over Grantor's adjacent land for the purpose herein stated. Said easements being more particularly described as follows:

BEING a strip of land situated in the B. F. Boydstun Survey, Abstract No. 14, Rockwall County, Texas, and being a part of that 9.2277 acre tract of land conveyed to Rober Sparks and Randal P. Sparks by Deed Recorded in Deed Records of Rockwall County, Texas and being more particularly described as follows:

COMMENCING at an iron rod on the South line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 9.2277 acre tract;
THENCE: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North line of said 9.2277 acre tract to an iron rod set;
THENCE: South 00° 11' 00" West distance of 130.0 feet to an iron rod set;
THENCE: South 87° 26' 05" West a distance of 60.0 feet to the Point of Beginning;
THENCE: North 87° 26' 05" East a distance of 212.64 feet to a point for a corner on a circular curve to the Left having a central angle of 18° 34' 58" and a radius of 175.0 feet;
THENCE: Along said curve an arc distance of 56.76 feet to the point of reverse curvature of a circular curve to the Right, having a central angle of 01° 40' 13" and a radius of 125.0 feet;
THENCE: Along said curve an arc distance of 3.64 feet to a point for a corner;
THENCE: South 87° 26' 05" West a distance of 208.90 feet to a point for a corner;
THENCE: North 02° 33' 55" West a distance of 60.0 feet to the Point of Beginning.

The 60 foot temporary access easement shall be granted until surrounding property is platted. Subject easment to be relocated as determined by adjacent platting of property owned by Robert and Randal Sparks.

IN WITNESS WHEREOF the said Grantor has executed this instrument this _____ day of _____, 1987.

_____ Robert Sparks

_____ Randal P. Sparks

STATE OF TEXAS
COUNTY OF ROCKWALL

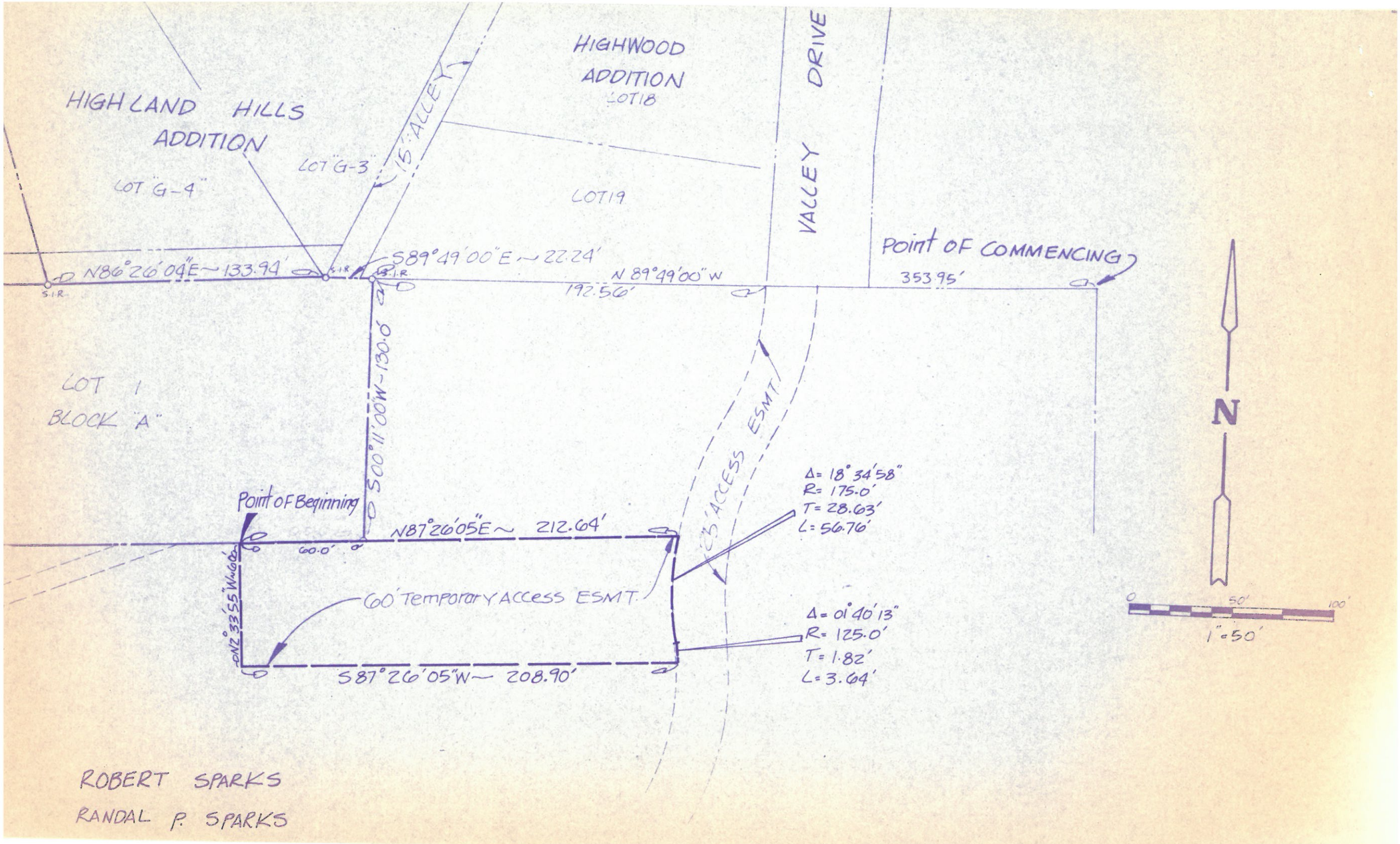
This instrument was acknowledged before me on the 1st day of April, 1987, by Robert Sparks.

Judy C. Whitlas
Notary Public
My Commission Expires: 1-14-90

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 31st day of March, 1987, by Randal P. Sparks.

Judy C. Whitlas
Notary Public
My Commission Expires: 1-14-90



ROBERT SPARKS

RANDAL P. SPARKS

MANDATORY PARKLAND DEDICATION

NEIGHBORHOOD PARKLAND

CALCULATION SHEET

P&Z Case NO. 87-21-Z/FP

Submitted by Dr. Sherman Sparks

Description S. Sparks Addition

NP District NP 13

Calculation Information

I. Total number of residential units which NP 13 is projected to have when fully developed.

.Total projected population NP 13 (Park Plan): 1,933

.Mean Household Size (NCTCOG): 2.82

Calculation

1,933 ÷ 2.82 = 685.46

II. Pro rata share of required dedication for S. Sparks Addition

.Total number of residential units which NP 13 is projected to have when fully developed: 685.46

.Total number of units proposed for S. Sparks Addition = 1

Calculation

1 units is .1459% of 685.46

.1459 % of 2.5 acres (total Neighborhood Park requirement of NP 13 from Park Plan) = .003648

PARK BOARD RECOMMENDATION

Developer pro rata share: .003648 acres

Contribution: Cash by Ordinance

Per Acre Amount: $11,000 per acre (by previous purchase)

Contribution: $11,000/acre x .003648 acres = $40.13 + $20.69 (pro rata share of streets, utilities, curb and gutter) = $60.82

APPROVED RECOMMENDATION: The Parks and Recreation Board voted unanimously to recommend to the Planning and Zoning Commission and City Council that this developer be given credit for previous dedication of park land to the City of Rockwall (.50 acres) (Rockwall Park) and that no additional dedication or cash be required in accordance with Section IV, Ordinance 87-1.

DR. SHERMAN SPARKS
106 N. SECOND
ROCKWALL, TEXAS 75087

TELEPHONE:
(214) 722-5366
(214) 226-7725

Res: (214) 722-3863
Res: (214) 226-2149

March 17, 1987

The Honorable Mayor
of Rockwall, Texas
City Council Members,
Zoning Committee
Rockwall, Texas 75087

Dear Sirs:

I respectfully request a building permit to build a single family dwelling on tract 4 of the plat presented and surveyed by Harold L. Evans 5-27-86, (job # 8685), and the property is described as follows:

Tract 4

Being a part of the 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Volume 41, page 461, and being a part of that 1.0 acre tract of land conveyed to Sherman P. Sparks by deed recorded in Volume 41, page 284, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:
Commencing at an iron rod on the South Line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract;
Thence: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North Line of said 5.2 acre tract to an iron rod set at the Point of Beginning;
Thence: South 00° 11'00" west a distance of 130.00 feet to an iron rod set for a corner;
Thence: South 87° 26'05" West a distance of 244.83 feet to an iron rod set for a corner;
Thence: North 01° 41' 54" West a distance of 130.00 feet to an iron rod set for a corner on the North line of said 1.0 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall;
Thence: North 88° 18' 06" East a distance of 92.96 feet along the South line of said addition and the North line of said 1.0 acre tract to an iron rod set for a corner at the most Westerly Southeast corner of said addition and the Southwest corner of Highland Hills, an addition of the City of Rockwall;
Thence: North 86° 26' 04" East a distance of 133.94 feet along the South line of Highland Hills to an iron rod set for a corner at the most Southerly Southeast corner of said addition and the most Westerly corner of the previously mentioned Highwood Addition;
Thence: South 89° 49' 00" East a distance of 22.24 feet along the South line of said addition to the Point of Beginning and containing 32,013 Square Feet or 0.7349 Acres of Land.

DR. SHERMAN SPARKS
106 N. SECOND
ROCKWALL, TEXAS 75087

TELEPHONE:
(214) 722-5366
(214) 226-7725

RES: (214) 722-3863
RES: (214) 226-2149

This Tract 4 is the same place I had two (2) houses burn down and I desire to replace the house with a fire resistant house with a sprinkler system built in. This Tract has been zoned with the rest as multi-family. I desire to down grade Tract 4 only to single family, as that is all I own at this time in this area. I have included a photo-copy of the contract I have with Dr. Randal Sparks and Dr. RobertSparks that states that they will see that I have a road to my property at all times.

Thank you for this permit, I remain

Sincerely yours:

Dr. Sherman Sparks

CITY OF ROCKWALL

"THE NEW HORIZON"

March 25, 1987

Sherman Sparks
224 Alta Vista
Rockwall, TX 75087

Dear Mr. Sparks,

Your application and filing fee have been received for a final plat and a request for a change in zoning from "MF-15" multifamily to "SF-10" single family on a tract of land located north of SH-66 and east of North Lakeshore Drive. The Planning and Zoning Commission will hold a public hearing and consider approval of your request on April 6th, at 7:30 P.M. in City Hall, 205 W. Rusk.

Please feel free to call me, if you have any questions.

Sincerely,

Mary Nichols
Administrative Aide

MN/ss

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

CITY OF ROCKWALL

"THE NEW HORIZON"

April 29, 1987

Dr. Sherman Sparks
224 Alta Vista
Rockwall, Texas 75087

Dear Dr. Sparks:

On April 9, 1987, the Rockwall Planning and Zoning Commission recommended approval of a changein zoning from "MF-15" to "SF-10" on a .7349 acre tract of land located north of SH-66 and east of North Lakeshore Drive.

The Rockwall City Council will hold a public hearing and consider approval of your request at 7:00 P.M. on Monday, May 4, 1987, in City Hall, 205 West Rusk.

Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

CITY OF ROCKWALL

"THE NEW HORIZON"

May 7, 1987

Dr. Sherman Sparks
224 Alta Vista
Rockwall, Texas 75087

Dear Dr. Sparks:

On May 4, 1987, the Rockwall City Council approved a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a tract of land located east of North Lakeshore Drive north of SH-66 and south of Alta Vista Drive, and approved a final plat. Final plat approval was subject to the following conditions:

1. The City of Rockwall does not guarantee access to the property.

2. Temporary access is provided.

3. When the adjacent property develops permanent access will be provided.

Please provide 10 blue line copies of the final plat and 2 mylars of the final plat within 100 days of the date of approval for filing with the County. Should you miss the filing deadline with the County, the plat approval will become void. Please be certain that a stipulation on the plat states that the City makes no guarantee of access along the private access easement.

An ordinance authorizing the change in zoning will be read and considered for approval at two separate Council meetings on May 18th and June 1st. Please feel free to contact me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Van Hall
MN/mmp

205 West Rusk Rockwall, Texas 75087 (214) 722-1111

Agenda Notes
P&Z - 4/9/87

III. B. P&Z 87-21-Z/FP - Hold Public Hearing and Consider Approval of a Request from Sherman Sparks for a Change in Zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 Acre Tract of Land Located East of the North Lakeshore Drive, North of SH-66 and South of Alta Vista Drive and a Final Plat

Dr. Sherman Sparks has requested rezoning and approval of a final plat on a tract currently zoned as "MF-15" north of SH-66. He is requesting "SF-10" to rebuild a house that used to exist on this tract. There is not a public street to the property although it does back up to an alley serving lots in Northshore Phase I and the Highland Hills Addition. Dr. Sparks has obtained a 60 ft. access easement attaching to an existing easement connecting with Valley Drive.

Under our Zoning Ordinance a lot must have a minimum of 60 feet of frontage on a street or approved place. Dr. Sparks' lot is totally surrounded on 3 sides by his sons' undeveloped property. They do not know how this property is going to develop and they are not ready to permanently locate a road through their property. They want to provide temporary access until such time as the property is permanently developed. Since the access is temporary, Dr. Sparks wants to put in an all weather gravel drive rather than a concrete street. If this is approved we would like a stipulation on the plat that the City makes no guarantee of access along the private access easement. This will clearly indicate to any future buyer that this is a private access, not a public one. Another condition should be that when the adjacent property develops permanent access will be provided to this lot.

Sewer already exists to the lot. There is also a private water line to the lot. The only addition that may be required is the installation of a fire hydrant. We are field verifying this.

The Park Board has recommended that the Mandatory Park Land Ordinance not apply to this lot due to prior dedication of park land in this are by Dr. Sparks for the Rockwall Park.

A copy of the plat is attached.

Sherman Sparks

MINUTES OF THE PLANNING AND ZONING COMMISSION
April 9, 1987

Chairman Don Smith called the meeting to order with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Bill Sinclair, and Hank Crumbley.

The Commission first considered approval of the Minutes of March 12, 1987. McCall made a motion to approve the Minutes. Seligman seconded the motion. The motion was voted on and passed with all in favor except Plagens who abstained.

Assistant City Manager Julie Couch pointed out that the applicant was not yet present for the first item on the Agenda, a request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials. She added that the Commisison could consider this item later in the meeting.

Smith then opened a public hearing and the Commission considered approval of a request from Sherman Sparks for a change in zoning form "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive north of SH-66 and South of Alta Vista Drive. Couch pointed out that this request consisted of both a zone change request and also a final plat. She stated that if the plat is approved as recommended that a condition on the plat state that the City will not guarantee access, and when surrounding areas develop, permanent access is provided. She added also that the applicant was requesting a crushed rock drive. Smith asked why one section of this tract was being rezoned and not the entire tract. Couch explained that other members of the family owned the remainder of the property and they weren't sure how the property would be developed. Van Hall, Consulting Engineer, explained that a contractual agreement had been entered into for temporary access and that this agreement can be made a contingency on the plat and vacated when a permanent access agreement is reached. He explained that the applicant would not be graveling the entire 60 ft. easement, just the drive width. Seligman confirmed that this lot would meet the required distance from a fire hydrant. Staff explained that of 18 public notices mailed only three were returned, all in favor. Seligman then made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the final plat with the following conditions: 1) that the final plat will state that the City does not guarantee access; 2) that permanent access will be provided upon development of adjacent property; and 3) that the gravel drive will be an all weather gravel drive. Plagens seconded the motion. The motion was voted on and passed unanimously.

At this time Smith pointed out that the next item, a request for a Conditional Use Permit by Frank Hughes, had been withdrawn by the applicant.

Smith then opened a public hearing and the Commission considered approval on a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained the location of the property, the applicant's request, and that the incorporation of the additional property into this lot of Lofland Industrial Park would allow adequate lot size for a proposed nursing home. She explained that Light Industrial zoning would be consistent with the remainder of Lofland Industrial Park and that provision for an additional water line easement was recommended and an additional easement in the rear for future utilities. Van Hall explained that the applicants would comply with the easement requests and that an additional fire hydrant would be added. After further discussion, Seligman made a motion to approve the change in zoning from "A" Agricultural to "LI" Light Industrial. Plagens seconded the motion. The motion was voted on and passed unanimously. Seligman then made a motion to approve the replat with the condition that one sewer line is relocated as recommended by Staff and the additional easements be provided. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located on Damascus Road south of SH-205 and a preliminary plat. Couch explained the location of the property and that the two items for consideration were the change in zoning to "PD" and the preliminary plant. She explained that the preliminary plan outlined the basic idea of a luxury retirement community and that at the final plat stage a development plan would be submitted with a technical outline. She stated that basically the applicant would meet "MF-15" zoning requirements with the exception of height and the density which would be approximately 15 units per acre. Raymond Cameron addressed the Commission and explained the basic background of the property and that he preferred this concept to "MF-15" or apartments on the property. Don Cameron and Ross Ramsay presented a rendering of the atrium building which was Phase 1. Cameron explained the retirement facility or luxury living center would consist of a common area, spas, recreational facilities, health facilities, a gift shop, a restaurant, pool, hot tub, and personal services for residents. He explained the landscaping was 65.2% of the property, the building was 12.3% and paving was 24.2%. Smith confirmed that the total was 164 units for this tract of property. Ramsay explained that there would be controlled access to the underground parking and that 50% of the parking would be open in the rear. Sinclair confirmed with Ramsay that the tract was actually 10.95 acres as opposed to 12.2. Seligman suggested that the extra 14 units not be approved at this time and be reviewed in another phase of the development. The Commission discussed the densities, the height of the atrium, the height of the townhouses, and protection of adjacent properties. After further discussion, McCall made a motion to approve the change in zoning. Sinclair seconded the motion. The motion was voted on and passed unanimously. Couch

clarified that the area requirements needed to be part of the motion for approval. Seligman then made a motion to recommend approval of a change in zoning to Planned Development with land uses permitted as submitted, with density not to exceed 14 units per acre, equaling 151 units, with heights not to exceed 62.5 ft. in Phase 1, and structures limited to four stories in Phase 2, with a development plan to be submitted at the final plat stage in conformance with the concept as presented. Plagens seconded the motion. The motion was voted on and passed unanimously.

Raymond Cameron briefly addressed Damascus Road and explained that he would like it to be a private roadway and not public access, with control gates at the entrance to the development. The Commission discussed the location of Damascus Road and its designation as a through street on the Thoroughfare Plan. Seligman then made a motion to approve the preliminary plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Bodin Industrial located on the south service road of I-30. Couch outlined the applicant's request and explained that one more parking space would need to be added in order to be in compliance with City regulations. She explained the applicant proposed a storefront elevation or tiltwall. Cecil Self, the applicant, presented a photograph of the proposed building and explained that he had originally site planned the back portion of the property for a storage building, but that he now wanted to develop the front portion of the lot. He added that he would like to pave only that portion of the 24 ft. easement that served this building going to the back of the building and no further. Plagens questioned the reason for a storefront elevation. Self explained that minimal glass was needed for security reasons. Seligman then made a motion to approve the site plan for Bodin Industrial with the condition that one parking space be added or the applicant adjust his General Retail and Warehouse square footage to meet 10 parking space requirement. McCall seconded the motion. The motion was voted on and passed unanimously. Smith confirmed with Staff that the materials proposed by the applicant were allowed by the City's ordinance. Couch confirmed that they did meet the City's requirements. Smith then requested a review of materials requirements in non-residential developments.

The Commission then considered approval of preliminary plat for Harbor Landing Phase 2. Couch explained the request and that the City had recommended changing some street names. Seligman recommended that the green belt be divided into the two lots on either side of it. After a discussion about the minimum lot frontage and deed restrictions, Seligman made a motion to approve the preliminary plat with street name changes as requested by the Staff and that the green belt be incorporated into the two lots on either side of the green belt. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205. Couch explained that there was an access easement that currently existed which all three owners had agreed to abandon and that there was a utility easement that a section of the building would encroach on if it were not relocated. She added that the Staff saw no problem with relocating the easement. Jerrylene Jones of Grandma's addressed the Commission and explained some building expansions that were proposed, a proposed one-way drive and a drive-through window. Seligman made a motion to approve the site plan with the abandonment of the access easement and the relocation of the utility easement. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a preliminary plat for Buffalo Creek Office Park. Couch explained this was one lot of a large concept. She added that Staff had also asked a street name to be changed as a "Rainbow" already existed in Rockwall. Rob Whittle outlined the location of this lot in comparison to his entire proposed office park and explained that he would conform with any recommendations made by Staff. McCall then made a motion to approve the preliminary plat with the recommended street name change. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Lane Business Park located at 1520 I-30. Couch explained that the plan as submitted met all the City's requirements except for the fire protection standards which had not yet been determined applicant could meet. She explained that if there was not a fire hydrant within the required maximum distance that the applicant might need to add an additional fire hydrant. Dale Lane then addressed the Commission and explained that he was not aware of these requirements and that he did not think it necessary to comply. Couch explained that at the time this property was incorporated into the City Limits the fire hydrant was not required as it did not exist at the time of annexation. However, requests for building permits are the mechanism that the City uses to ensure compliance with new regulations and safety standards. Seligman then made a motion to approve the final plat for Lane Business Park subject to the applicant meeting the fire protection standards. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Seligman then made a motion to continue the public hearing until the May 14th meeting of the Commission on a request from Mike Mischler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials on a tract of land located at SH-205 and Yellowjacket Lane. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Couch then asked the Commission if they would consider taking action on a request from the Masonic Lodge at the Work Session on April 30th. She explained that the Masonic Lodge would be

requesting a waiver of certain requirements, and as they were in a time constraint, she told the applicants she would ask the Commission if they would consider the request at the Work Session. The Commission voiced no objection to this request.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:

Chairman

ATTEST:

By

Agenda Notes
City Council - 5/4/87

IV. E. P&Z 87-21-Z/FP - Hold Public Hearing and Consider Approval of a Request from Sherman Sparks for a Change in Zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 Acre Tract of Land Located East of the North Lakeshore Drive, North of SH-66 and South of Alta Vista Drive and a Final Plat

Dr. Sherman Sparks has requested rezoning and approval of a final plat on a tract currently zoned as "MF-15" north of SH-66. He is requesting "SF-10" to rebuild a house that used to exist on this tract. There is not a public street to the property although it does back up to an alley serving lots in Northshore Phase I and the Highland Hills Addition. Dr. Sparks has obtained a 60 ft. access easement attaching to an existing easement connecting with Valley Drive.

Under our Zoning Ordinance a lot must have a minimum of 60 feet of frontage on a street or approved place. Dr. Sparks' lot is totally surrounded on 3 sides by his sons' undeveloped property. They do not know how this property is going to develop and they are not ready to permanently locate a road through their property. They want to provide temporary access until such time as the property is permanently developed. Since the access is temporary, Dr. Sparks wants to put in an all weather gravel drive rather than a concrete street. If this is approved we would like a stipulation on the plat that the City makes no guarantee of access along the private access easement. This will clearly indicate to any future buyer that this is a private access, not a public one. Another condition should be that when the adjacent property develops permanent access will be provided to this lot.

Sewer already exists to the lot. There is also a private water line to the lot.

The Park Board has recommended that the Mandatory Park Land Ordinance not apply to this lot due to prior dedication of park land in this are by Dr. Sparks for the Rockwall Park.

A copy of the plat is attached.

The Planning and Zoning Commission has recommended approval with these conditions.

Sherman Sparks

MINUTES OF THE ROCKWALL CITY COUNCIL

May 4, 1987

Mayor Frank Miller called the meeting to order with the following members present: Nell Welborn, Jean Holt, Bill Fox, Pat Luby, and Ken Jones.

Council first considered approval of the Consent Agenda which consisted of A) the Minutes of April 20, 1987; B) a resolution requesting the State to provide a continuous turn lane for a certain area on FM-740 and a raised median in other areas; C) an ordinance authorizing a change in zoning from "A" Agricultural to "HC" Heavy Commercial and "C" Commercial on 76.685 acres located off SH-205 south of Sids Road on second reading; D) an ordinance authorizing a change in zoning from "A" Agricultural to "SF-16 Single Family on three tracts of land locate don SH-205 south of Dalton Road on second reading; E) an ordinance authorizing a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located off Airport Road on second reading; F) an ordinance authorizing a Conditional Use Permit for a temporary gun club and target range on second reading; G) an ordinance issuing a Conditional Use Permit for a structure over the maximum height restrictions in an "SF-10" Single Family classification located in the Carroll Estates on second reading; H) an ordinance authorizing a change in zoning from "GR" General Retail to to "SF-10" Single Family on a tract of land located north of SH-66 and west of North Lakeshore Drive on second reading; I) an ordinance abandoning an access easement on SH-205 south of Yellowjacket on second reading; J) an ordinance abandoning a portion of a utility easement located at 1903 South Goliad on second reading; K) an ordinance amending the Comprehensive Zoning Ordinance to revise the preliminary plan for PD-5 on first reading. Assistant City Manager Julie Couch read the ordinance captions. Bill Fox asked that Item G be pulled from the Consent Agenda. Welborn made a motion to approve the Consent Agenda including the revised Minutes and the with exception of Item G. Jones seconded the motion. The motion was voted on and passed unanimously.

Fox asked Council to brief him on Council's basis for approval of Item G as he had not been present when the item was discussed and the Planning and Zoning Commission had recommended denial. Miller explained that the property owners who were present did not object to the structure, that the applicant was willing to cut further into the hillside if necessary, the structure would be used strictly for storage of vehicles, it would be the same composition as the future house, and the building would not obstruct view areas. Welborn stated that photographs presented had shown the view from Ridge Road and a recreational vehicle parked

behind a house had looked more unsightly than the proposed building. Miller stated that the applicant could have shortened the height by two feet but it would have made for a less attractive structure. He added that the structure was designed in good taste and would not be offensive. After further discussion, Holt made a motion to approve Item G. Welborn seconded the motion. The motion was voted on with four in favor and Fox and Luby voting against the motion.

Eisen confirmed with the City Attorney that as the Planning and Zoning Commission had recommended denial, a three quarter vote, or six votes of the Council, would be required to approve the ordinance on second reading. Norm Seligman, Vice Chairman of the Planning and Zoning Commission, addressed the Council and explained that neighbors present at the Planning and Zoning Commission who objected to the request objected to the potential use of the building, not the height of the structure. He stated that residents were concerned about the potential for Commercial use and possible auto repair. Miller added that the applicant had probably made a better presentation before Council than before the Planning and Zoning Commission. Holt explained that a structure lower in height, which would be allowed, would require more pillars and would restrict maneuverability within the structure, thus restricting also the number of vehicles that could be stored in the building. Miller asked Fox to review the item prior to voting against it. Fox then made a motion to reconsider the item and table it until the May 18th meeting. Luby seconded the motion. The motion was voted on and passed unanimously.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, then gave a brief summary of items on Council's Agenda on which the Commission had made recommendations, including a request from the Masonic Lodge for a waiver of escrow requirements, zone change request from Don Cameron, zone change request and final plat from Sherman Sparks, zone change request and replat of a portion of Lofland Industrial Park, and outlined the Commission's basis for recommendation on each item.

The Council then considered approval of a waiver of escrow requirements for the Masonic Lodge located on Tubbs Road. Couch explained the location of the property and that without the waiver the Lodge would be required to escrow $23,770 for street improvements on both Mims Road and Tubbs Road. Joe Richland, representing the Masonic Lodge, explained to Council that the Lodge was a non-profit organization and that with the escrow requirement a large portion of the funds that were proposed for construction of the building would be absorbed. He added that as all

their funds came from private donations, they would not be able to raise enough money for both the escrow and the construction of the building. Raymond Cameron addressed the Council and expressed opposition to requiring the escrow for street improvements as he had been primarily responsible for the construction of the school road from the Amanda Rochell School and that he felt like the Lodge's share of street improvements had already been provided. Miller pointed out that without the escrow requirement the City would be responsible for funding the street improvements. Fox added that churches in the past had been required to comply with the escrow requirements. Couch showed Council on the map the general location of the property and the three streets that bounded it. Jones reminded Council that they had in the past granted a waiver to the Soroptomists for the Children's Shelter and that he would favor a waiver for the Lodge. Welborn suggested partial payment at the time of construction and the remainder of the payment when the improvements were done. Richland stated that he could discuss the possibility of deferred payment and/or a partial waiver with the Lodge, but that he would need the item to be tabled enabling him to do so. After further discussion, Fox made a motion to table consideration of the waiver until June 1st. Welborn seconded the motion. The motion was voted on and passed unanimously. Fox suggested that each member view the site to get a better understanding of the location.

The Council then held a public hearing and considered approval of a request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a tract of land located on Damascus Road south of SH-205 and a preliminary plat. Rex Cameron addressed the Council to explain the plan and the proposed uses of the property. Raymond Cameron addressed the Council and briefly explained the background of the property and his theory for the retirement community. Fox confirmed that the Camerons would be responsible for the building of the development and that the architects could meet the required setbacks. Welborn then made a motion to approve the change in zoning to Planned Development with uses as submitted, including a restaurant and general retail store, meeting the requirements of "MF-15" zoning with regard to setbacks and density, and with heights not to exceed 62.5 ft. in Phase I and limited to four stories in Phase II. Jones seconded the motion. Seligman then confirmed that 14 units per acre would equal 151 units. Welborn then amended her motion to clarify the density at 14 units per acre, equaling 151 units. Jones seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously. Welborn then made a motion to approve the preliminary plat with the stipulation that at the final plat stage a more detailed development

plan would be provided. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Julia Richey for a variance to the setback and distance separation requirements of the Sign Ordinance and approval of a sign plan to be located on the 700 block of South Goliad. Couch explained that Mrs. Richey's hair salon located at 706 Throckmorton was situated on a single lot along with Balloons and Goodies Galore which fronted Goliad. She explained that one free standing sign was allowed per premise with less than 5 acres without prior approval by the City Council and that Balloons and Goodies Galore already had one free standing sign located on the property. She added that Mrs. Richey intended to place her sign along Goliad and placing the sign as such would not meet distance, separation and setback requirements. Julia Richey addressed the Council and explained that although she could erect the sign on Throckmorton, she was attempting to establish a clientele and that a sign on Goliad would be more visible than a sign located on Throckmorton. She added that there was a drive servicing the back portion of the lot from Goliad and that she proposed to place the sign adjacent to that driveway. Fox pointed out that similar variances had been allowed for property located across the street at Goliad Place. Miller pointed out that his property was adjacent to this lot and that he would abstain from voting on it; however, he had no objection to approval of the request. Fox then made a motion to approve the request. Jones seconded the motion. Welborn offered an amendment to permit the variance for a period of one year. Holt seconded the amendment. The amendment was voted on and passed with all voting in favor except Miller who abstained. The motion as amended was voted on and passed with all voting in favor except Miller who abstained.

The Council then held a public hearing and considered approval of a request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a tract of land located east of North Lakeshore Drive north of SH-66 and south of Alta Vista and approval of a final plat. Couch explained the applicant's request and added that as this proposed lot was surrounded on three sides by undeveloped property, they proposed to provide only temporary access until such a time as the property is permanently developed. They also proposed an all-weather gravel drive as opposed to concrete. The Planning and Zoning Commission had recommended approval with the condition that the plat stipulate that the City makes no guarantee of access along the private access easement, that the drive be an all-weather drive, and that when adjacent property develops, permanent access is provided. Van Hall, Consulting Engineer, explained the location of the lot and

the location of the temporary access easement. After Council discussion, Fox made a motion to approve the request for the change in zoning and the final plat with conditions as recommended by the Planning and Zoning Commission. Jones seconded the motion. The motion was voted on and passed, with all voting in favor except Miller who abstained.

The Council then held a public hearing and considered approval of a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park and a replat of a portion of Lofland Industrial Park. Couch explained that Lofland Industrial Park was zoned Light Industrial and that the replat would incorporate additional property into a lot of Light Industrial in order to allow adequate acreage for the construction of a nursing home. She explained that although one sewer line would have to be relocated, there were no other problems with the plat as submitted. Van Hall addressed the Council and further explained the location of the lot in comparison with the rest of Lofland Industrial Park. James Newman, representing the Cherry Creek Corporation, presented renderings of the proposed facility and explained its care capacity and required construction date. Welborn confirmed with Newman that he understood the allowed uses in a Light Industrial zoning classification and also understood what potential uses could be installed on adjacent property to the proposed nursing home. Miller stated that he wanted both the applicant and the Camerons, who own the property, to understand the possible future conflicts of uses. After further discussion, Holt made a motion to approve the change in zoning and the replat. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then held a public hearing and considered approval of Reinvestment Zone No. 1 pursuant to Article 1066f VATS on a tract of land located on FM-3097 and approval of an ordinance establishing Reinvestment Zone No. 1. Eisen explained that this was the first application for a reinvestment zone as a result of Council's recent approval of a tax abatement policy. Dennis Bailey from the Chamber of Commerce urged Council to approve the reinvestment zone as it would attract clean industry to the City of Rockwall. Rob Whittle, developer of the property, explained that this section of the proposed Buffalo Creek Office Park would set a precedent to attract clean industry. Couch read the ordinance caption of the ordinance establishing Reinvestment Zone No. 1. Eisen explained that he recommended that this zone be given a time period of four years and added that it would be necessary to enter into a contractual agreement at a future meeting with regard to streets and other improvements. Welborn made a motion to approve the ordinance including a

four year term. Jones seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's report in which he addressed restaurant inspections; an itemized breakdown of the cost of issuance of bonds for construction of streets; a North Texas Municipal Water District update, including the appointment of Nick Woodall to the NTMWD Board of Directors; construction of a supply pipeline from the water treatment plant in Wylie to Rockwall;an update on two bills pending before the Texas Legislature; a re-estimate of projected revenues for the 1986-87 fiscal year; a County meeting scheduled for May 19th with regard to the ambulance service status; and the scheduling of a Work Session with regard to the Waters, Trego Personnel Study. Miller suggested that as all members of the Council try to attend the County meeting. With regard to revenue projections, Fox requested that the additional Police Officer position be filled and cutbacks be taken from somewhere else in the budget. Miller polled the other Council members who all agreed with Councilman Fox.

The Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance to modify SUP-6 located at Washington and SH-66 on second reading. Couch pointed out that the applicants who had submitted a site plan for a car wash at this location had requested that Council consider tabling the item until the May 18th meeting when they would be able to be present. Holt made a motion to table the item until May 18th. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered award of bids for a filtration system for the Municipal Pool. Eisen stated that the low bid had been received from Pool Kare of Carrollton in the amount of $4,960.95. Jones made a motion to award the bid to Pool Kare. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for mowing. Eisen stated that the one bid received was from Jim Moore in the amounts of $16.50 per hour for an 8 ft. mower size, $13.50 per hour for a 6 ft. mower size, and $32.00 per hour for a 15 ft. mower size. Eisen added that these were acceptable by Staff. Fox made a motion to award the bid to Jim Moore. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for Paving, Drainage, and Utility Improvements. Eisen stated that if the bids were awarded to the two low bidders, Triple H Construction's utility bid of $199,463.72, and Angel Concrete Company's paving bid of $538,507.43, total cost of the project would come in below the Engineer's estimate of

$850,000.00. Welborn pointed out that Triple H's bid was tremendously lower than C&W Utility Contracting who bid $410,871.00. She confirmed with Staff Triple H did meet all the specs and could complete the project within the same 100 working days that C&W predicted the project in. Eisen explained that Triple H did meet all the specs, that they had done some work for the City in the past, and that there were periodic inspections done during the work to insure that work was not substandard. Welborn then made a motion to accept the bids as recommended by the City Manager. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered award of bids for hot mix asphalt. Eisen explained that this bid was accepted every 90 days and that Staff recommended the bid be awarded as follows: curb and gutter to Roy L. Willis at $6.75 per linear foot; sidewalks, alleys, streets, cement stabilization and hot mix installation all to Evans Contracting. Holt made a motion to accept the bids as recommended. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance prohibiting the sale, possession or use of fire works within 5,000 ft. of the City Limits. Eisen explained that this would protect the City Limits for a distance of 5,000 ft. and would be effective unless it encroached into another city's limits or into another city's ETJ. Jones made a motion to approve the ordinance on first reading. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then heard a report from City Attorney Pete Eckert regarding satellite dishes and the required screening. Eckert explained that the Staff had recently mailed out a number of letters to residents who had satellite dishes which were visible from the street and were not screened as required by ordinance. He stated that he had received a few phone calls from citizens who were not in compliance and were opposed to the screening requirements. Council discussed the possibility of grandfathering in existing dishes, the fine for violation of the ordinance, and whether the ordinance was designed to protect the view from the street or from the adjacent properties as well.

Council then considered approval of a self-insurance program and a Section 125 Program for City employees' benefits. Eisen explained the group life insurance and health benefit plan and added that a reinsurance plan would take effect after $89,000.00 in claims had been paid. He added that for $300.00 per month a third party firm would adjudicate the claims. Council discussed the employee

benefits of the plan, the total savings to the City, and the method of reimbursement with regard to the 125 Program. After further discussion, Jones made a motion to approve the insurance program and the 125 Program. Fox seconded the motion. He asked Staff to report on the progress of both programs six months after they had taken effect. The motion was voted on and passed unanimously.

Council then considered approval of a resolution urging the Interstate Commerce Commission to deny a request for the closing of a certain railroad line. Eisen explained the intent of the resolution and how the closing of a section of this line could indirectly affect Rockwall. Welborn made a motion to approve the resolution. Holt seconded the motion. The motion was voted on and passed unanimously. Fox asked Staff to be sure that Congressman Ralph Hall got a copy of this resolution.

The Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss personnel regarding an appointment of the Mayor Pro Tem, litigation regarding Harbor Landing Phase I, and land acquisition for City facilities. Upon reconvening, as there was no further action necessary by Council, Holt made a motion to adjourn. Jones seconded the motion. The motion was voted on and passed unanimously. The meeting was adjourned.

APPROVED:

_____
Mayor

ATTEST:

By_____

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P. M. on the 9th day of April, 1987 in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family

on the following described property:

.7349 acres located north of SH-66, east of North Lakeshore Drive and south of Alta Vista

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. P&Z 87-21-Z/FP

Mary A Nichols
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 87-21-Z/FP

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

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

1.

2.

3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

Tract 4

Being a part of the 5.2 acre tract of land conveyed to Sherman P. Sparks and wife, Billie June Sparks, by deed recorded in Volume 41, page 461, and being a part of that 1.0 acre tract of land conveyed to Sherman P. Sparks by deed recorded in Volume 41, page 284, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Commencing at an iron rod on the South Line of Highwood Addition, an addition to the City of Rockwall, and at the Northeast corner of said 5.2 acre tract;

Thence: North 89° 49' 00" West a distance of 353.95 feet along the South line of said addition and the North Line of said 5.2 acre tract to an iron rod set at the Point of Beginning;

Thence: South 00° 11'00" west a distance of 130.00 feet to an iron rod se for a corner;

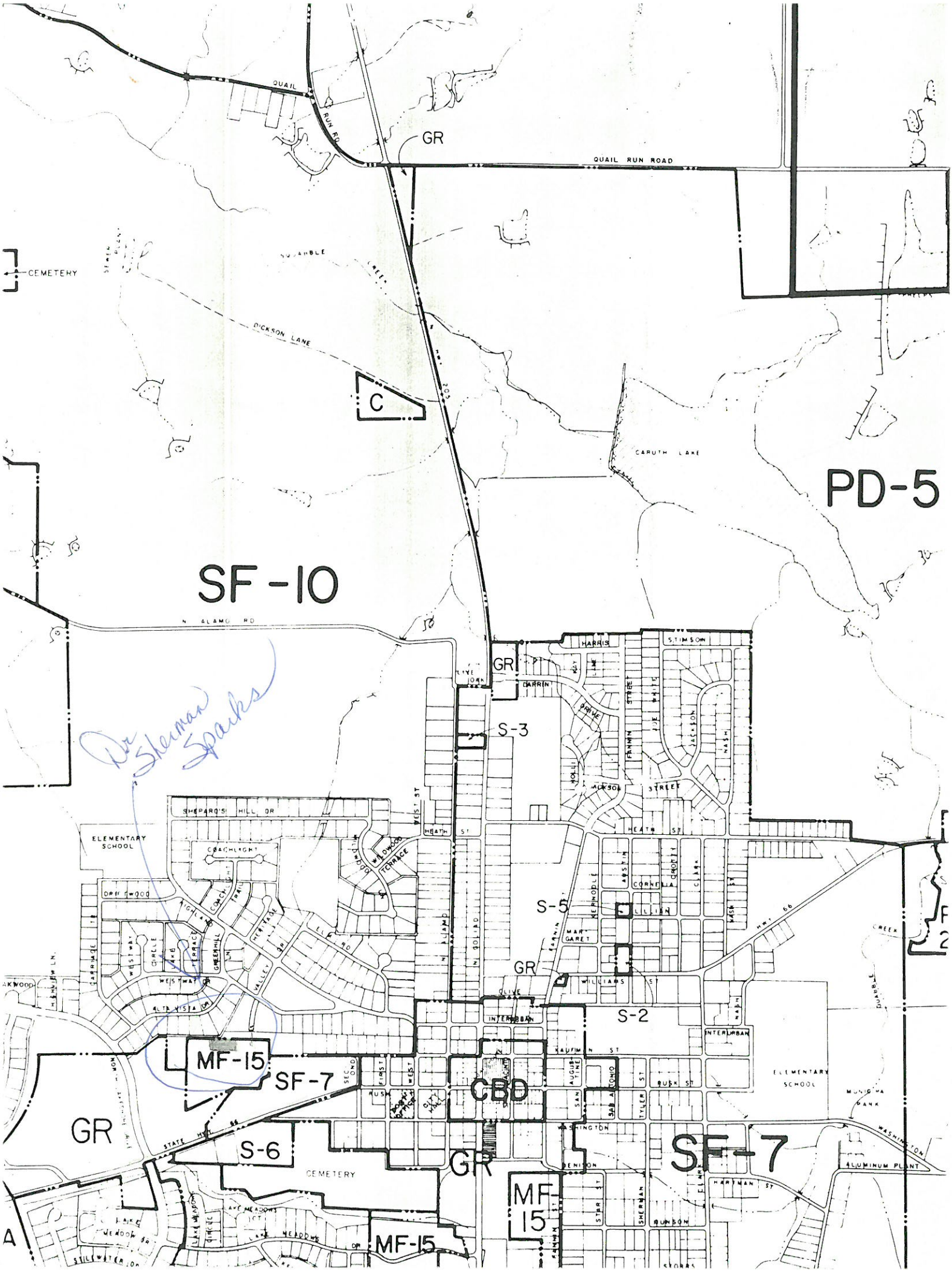
Thence: South 87° 26'05" West a distance of 244.83 feet to an iron rod set for a corner;

Thence: North 01° 41' 54" West a distance of 130.00 feet to an iron rod set for a corner on the North line of said 1.0 acre tract and on the South line of Northshore Phase One, an addition to the City of Rockwall;

Thence: North 88° 18' 06" East a distance of 92.96 feet along the South line of said addition and the North line of said 1.0 acre tract to an iron rod set for a corner at the most Westerly Southeast corner of said additio and the Southwest corner of Highland Hills, an addition of the City of Rockwall;

Thence: North 86° 26' 04" East a distance of 133.94 feet along the South line of Highland Hills to an iron rod set for a corner at the most Souther Southeast corner of said addition and the most Westerly corner of the previously mentioned Highwood Addition;

Thence: South 89° 49' 00" East a distance of 22.24 feet along the South line of said addition to the Point of Beginning and containing 32,013 Squa Feet or 0.7349 Acres of Land.


QUAIL RUN ROAD
GR
CEMETERY
DICKSON LANE
C
CARUTH LAKE
PD-5
SF-10
N. ALAMO RD
GR
S-3
S-5
GR
S-2
MF-15
SF-7
CBD
GR
S-6
GR
SF-7
MF-15
MF-15
ELEMENTARY SCHOOL
ELEMENTARY SCHOOL
CEMETERY
ALUMINUM PLANT
STATE HWY 56
WASHINGTON
INTERURBAN
HEATH ST
WEST ST
HARRIS
S. TIMSON
STREET
JACKSON
NASH
SHEPARD'S HILL DR
COACHLIGHT
DRIFTWOOD
WEST WAY
ALTA VISTA DR
WILLIAMS ST
KAUFMAN ST
RUSK ST
TYLER ST
HARTMAN ST
DENISON
SHERMAN
RUNSON
LAKE MEADOWS
STILLWATER DR
Dr Sherman Sparks

18

Sherman Sparks 87A

PHASE I NORTHSHORE LOT 5 BLK G	LESLIE HORVATH 218 ALTA VISTA ROCKWALL	L.P. MCFARLAND 215 ALTA VISTA ROCKWALL	LOT 6 BLK F
LOT 6 BLK G	ROBERT L. MILLER JR P.O. BOX 717 ROCKWALL	GALE JONES 213 ALTA VISTA ROCKWALL	LOT BLK F
LOT 7 BLK G	RUSSELL PHELPS 214 ALTA VISTA ROCKWALL	FRANK MILLER 220 ALTA VISTA ROCKWALL	HIGHLAND HILLS LOT 3, BLK G LOT 4, BLK G
LOT 8 BLK G	ORLANDO E OLIVER 212 ALTA VISTA ROCKWALL	SHERMAN SPARKS 224 ALTA VISTA ROCKWALL	LOT 2, BLK G
LOT 9 BLK G	BOBBIE LEE GRAHAM 210 ALTA VISTA ROCKWALL	WAYNE FISHER 226 ALTA VISTA ROCKWALL	LOT 1 BLK G
LOT 4 BLK F	ROBERT C QUINN 219 ALTA VISTA ROCKWALL		
LOT 5 BLK F	WADE K. BROWN 217 ALTA VISTA ROCKWALL		

Highwood Addn Lot 16,17,18,19 Blk 2 Lot 1,2, Blk 14	Lawhorn & Williams P.O. Box 906 Rockwall
Lot 3, Blk 14	Mary Waddle 325 Westway Rockwall
Boydston Lot C-D Block 87	Gene Burks 603 Wooded Trail Rockwall
Blk 85	Paul Canup 7317 Meadowbrook Fort Worth 76180
Blk 85 1.9 ac	David Canup P.O. Box 666 Rockwall
Blk 85 .38	Betty Canup Rt 2 Box 83A Winnsboro, 75494

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 o'clock P. M. on the 9th day of April, 1987 in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family

on the following described property:

.7349 acres located north of SH-66, east of North Lakeshore Drive and south of Alta Vista

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. P&Z 87-21-Z/FP

Mary A Nichols
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 87-21-Z/FP

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

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

1.

2.

3.

Signature Paul R Comp

Address 7317 MEADOWBROOK DR, FT. WORTH, TEXAS 76180

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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Mary A Nichols
City of Rockwall, Texas

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Case NO. P&Z 87-21-Z/FP

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

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

1. Enhancement of the neighborhood
2. Elimination of 1 more multiple housing Unit
3. Reduced Density
4. * I encourage changing the entire tract to single family

Signature [illegible]

Address 220 Alta Vista

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

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Mary A Nichols
City of Rockwall, Texas

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Case NO. P&Z 87-21-Z/FP

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

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

1.

2.

3.

Signature Hazel R. Tilson

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

PLANNING AND ZONING ACTION SHEET

Applicant Sherman Sparks Case No. 87-21-Z/FP

Property Description .7349 acres north of SH-66

Case Subject Matter zone change MF-15 to SF-10 and final plat

CASE ACTION

	Approved	Disapproved	Tabled
Date to P&Z April 6	✓		

Conditions

Date to City Council May 4	✓		

Conditions note on plat that City does not guarantee access, temporary access is provided; when adjacent property develops permanent access will be provided

Ordinance no. Date

ITEMS IN FILE

Zoning Cases

- ✓ Application
- ✓ Site Plan
- ✓ Filing Fee
- ✓ Notice to Paper
- ✓ Notice to Residents
- ✓ List of Residents Notified
- ✓ Residents' Responses
- Consultant's Review
- ✓ Agenda Notes
- ✓ Minutes
- Ordinance
- ✓ Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- ✓ Application
- ✓ Filing Fee
- ✓ Plat/Plan
- Engineer's Review
- Consultant's Review
- ✓ Agenda Notes
- ✓ Minutes
- ✓ Correspondence
- B393-394 County File Number
- Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on April 9, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider:

1. A request from Mike Mishler for a Conditional Use Permit for a structure with less than 90% exterior masonry materials generally located of SH-205 and Yellowjacket

2. A request from Sherman Sparks for a change in zoning from "MF-15" Multifamily to "SF-10" Single Family on a .7349 acre tract of land located east of North Lakeshore Drive, north of SH-66 and south of Alta Vista Drive

3. A request from Frank Hughes for a Conditional Use Permit for a recreational center in a Heavy Commercial classification located on Bourn at Peters Colony

4. A request for a change in zoning from "A" Agriclutural to "LI" Light Industrial on a tract of land adjacent to Lofland Industrial Park located on Justin Road north of SH-205 and south of High School Road for a proposed nursing home

5. A request from Don Cameron for a change in zoning from "MF-15" Multifamily to "PD" Planned Development on a 12.2 acre tract of land located off Damascus Road south of SH-205