

RESOLUTION NO 87-8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING A TIME PERIOD FOR SUBMITTAL OF A PRELIMINARY PLAN ON PLANNED DEVELOPMENT NO. 10

WHEREAS, the City of Rockwall has recently adopted a Comprehensive Land Use Plan which provides a guide for determining future land uses within the City, and

WHEREAS, upon adoption of this Plan the Planning and Zoning Commission and City Council undertook a review of all undeveloped Planned Developments within the City to determine compliance with the City's Land Use Plan, and

WHEREAS, the Planning and Zoning Commission has determined that Planned Development No. 10 is not substantially in compliance with the Land Use Plan and has recommended redesignation of land uses within the Planned Development in conformance with the Land Use Plan, and

WHEREAS, the property owner has submitted a request to delay any redesignation of land uses until they are able to submit a land use proposal to the City that addresses the City's Land Use Plan, and

WHEREAS, the City Council desires to provide said property owner an opportunity to prepare such a plan,

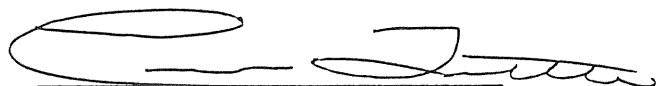
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

SECTION 1. In accordance with the request submitted by the property owner of Planned Development No. 10 regarding postponement of action on Planning and Zoning Case NO. 86-71-Z, no zoning changes, site plans, development plans, or plats will be submitted to or considered for approval by the City for a period of twelve months or until such time as a preliminary plan, which satisfactorily addresses the Land Use Plan on the Planned Development is submitted to the Planning and Zoning Commission for recommendation to the City Council and approved by the City, whichever occurs first.

SECTION 2. The City Manager is hereby authorized to execute an agreement with the property owners of Planned Development No. 10 further defining the above stated conditions.

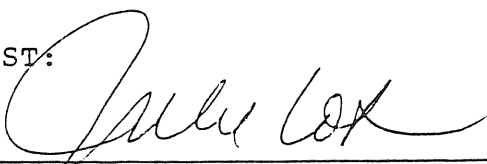
DULY PASSED AND APPROVED by the City Council of the City of Rockwall on this, the 2nd day of February, 1987.

APPROVED:



ATTEST:

BY:



CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 88-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A FORM OF EXTENSION AGREEMENT BY AND BETWEEN THE CITY AND WEBB-RHOADES ASSOCIATES, SCHEID ASSOCIATES, ROCKWALL SOUTH ASSOCIATES, ROCKWALL 100 ASSOCIATES, AND GARRETT-POINTDEXTER ASSOCIATES, EXTENDING THE HERETOFORE DECLARED TWELVE (12) MONTH MORATORIUM PERIOD FOR ZONING CHANGES AND DEVELOPMENT ACTIVITIES WITH RESPECT TO PLAN DEVELOPMENT DISTRICT NO. 10; AUTHORIZING AND DIRECTING THE CITY MANAGER AND CITY SECRETARY TO EXECUTE AND DELIVER, ON BEHALF OF THE CITY OF ROCKWALL, TEXAS, THE EXTENSION AGREEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 2, 1987, at the request of Webb-Rhoades Associates, Scheid Associates, Rockwall South Associates, Rockwall 100 Associates, and Garrett-Pointdexter Associates (hereinafter collectively referred to as the "Owners"), the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City") passed and approved Resolution No. 87-8, (hereinafter referred to as the "Resolution"), wherein the City declared a twelve (12) month moratorium on zoning changes and certain development activities with respect to certain parcels of land currently zoned Plan Development District No. 10, as more particularly described in Ordinance No. 74-32, adopted by the City on November 4, 1974; and

WHEREAS, in furtherance of such request, the City and the Owners entered into an agreement, dated as of February 2, 1987, (hereinafter referred to as the "Agreement"), whereby the City and the Owners formalized the terms and conditions of the Owners' request as approved by the City Council of the City in the Resolution; and

WHEREAS, the City and the Owners desire to enter into an agreement to extend the moratorium period declared in the Agreement for an additional period of twelve (12) months from the expiration date of said Agreement.

WHEREAS, an extension agreement, by and between the City and the Owners has heretofore been prepared for approval by the City Council of the City, a copy of which extension agreement is attached hereto as Exhibit "A" and incorporated herein for all purposes and shall hereinafter be referred to as the "Extension Agreement"; and

WHEREAS, the City Attorney has heretofore reviewed the Extension Agreement; and

WHEREAS, the City Council of the City deems it necessary and expedient to approve the form of Extension Agreement and authorize and direct the City Manager and City Secretary to execute and deliver said Extension Agreement, on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. That the form of Extension Agreement attached hereto as Exhibit "A" is hereby approved.

Section 3. That the City Manager and the City Secretary of the City are hereby authorized and directed to execute and deliver the Extension Agreement, on behalf of the City.

Section 4. This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 18th day of January, 1988.



Mayor, City of Rockwall, Texas

ATTEST:



City Secretary, City of Rockwall, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney, City of Rockwall, Texas

CITY OF ROCKWALL
RESOLUTION NO. 03-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, PROVIDING FOR A 120 DAY MORATORIUM
FOR PROPERTY DESCRIBED HEREIN; PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the City Council adopted a Comprehensive Plan with goals and objectives for the orderly development of the City; and

WHEREAS, the City Council from time to time deems it necessary to review the areas of the City to determine conformance with the Comprehensive Plan; and

WHEREAS, the City Council deems it necessary to review and study the major transportation corridors of the City in order to provide for consistent development of residential, office, retail and commercial areas, on tracts of land where nonresidential and/or multiple uses are authorized, in concert with the most efficient and aesthetically pleasing appearance of the frontage and to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed; and

WHEREAS, the City Staff and Planning & Zoning Commission are charged with the review of these corridors; and

WHEREAS, the City Council deems it necessary to conduct a study of the 205 Bypass Corridor, SH 276 from SH 205 to Rochelle Road, FM 549 from SH 276 to SH 66, SH 205 from Heath Street north to the existing City Limits line, SH 66 from FM 1141 to FM 549; and

WHEREAS, the City Council deems such study and subsequent recommendations presented to the Council, to promulgate the health, safety and general welfare of the City and its citizens; and

WHEREAS, the City Staff and Planning & Zoning Commission study should not take more than 120 days.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. That a moratorium hereby is established on the acceptance, processing and approval of any application for a zoning map amendment or any development application, including but not limited to applications for preliminary or final plats, replats, development plans, site plans or building permits for property within the City of Rockwall described in Section 3 of this resolution. The acceptance, processing or approval of any such application by any employee, official, advisory body, or deliberative body of the City of Rockwall hereby is declared to be void and of no force and effect, and, upon discovery, shall be grounds for denial of the application.

Section 3. That the moratorium established by Section 2 of this resolution shall apply to the following land located within the City of Rockwall that lies within five hundred (500) feet either side of the right-of-ways of the proposed 205 Bypass to the existing City Limits line, SH 276 from SH 205 to Rochelle Road, FM 549 from SH 276 to a point approximately 800 feet north of I-30, SH 205 from Heath Street north to the existing City Limits line, SH 66 from FM 1141 to the east approximately 2,700 feet, and on property that lies within five hundred (500) feet of the south right-of-way line of SH 66 beginning at a point approximately 2,700 feet east of FM 1141 and then continuing east to FM 549, and on property that lies within five hundred (500) feet of the west right-of-way line of FM 549 from a point approximately 800 feet north of I-30 to SH 66, as shown on the included Exhibit "A".

Section 4. That the term of the moratorium herein established shall be 120 days from the effective date of this resolution. Such term may be extended for an additional 120 days in the event that the Planning and Zoning Commission and the City Council have not completed their evaluation and review of the corridors designated in Section 3 and implemented plans for such areas.

Section 5. That any owner of land within the area described in Section 3 or his designated agent may request in writing for an exception to the provisions of this resolution for one or more development applications. The exception request shall identify the type of application for which the exception is sought and the intended use or development of the land, and shall set forth grounds demonstrating that the owner has a vested right to the application or that the temporary suspension of acceptance and processing of the application constitutes extraordinary hardship to the owner.

Section 6. That the City Manager or her designee shall keep the Council informed as to the progress of the study and subsequent recommendations to be coordinated between the City Staff and the Planning & Zoning Commission.

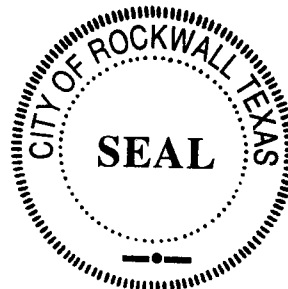
Section 7. This resolution shall take effect immediately upon its passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 11th day of August, 2003.

ATTEST:


Dorothy Brooks, City Secretary


Bob Cotti, Mayor Pro Tem



COLLIN COUNTY
ROCKWALL COUNTY

Exhibit

5 (N. Goliad)

SH 205 By-Pass (Future)

SH 66
(FM 1141 to FM 549)

FM 549
(Hwy 276 to S)

MATCH LINE (SEE BELOW)

