

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 13 ON THE FOLLOWING DESCRIBED TRACT: BEING A TRACT OF LAND IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, ROCKWALL COUNTY, TEXAS, AND BEING IN THE SAME TRACT OF LAND CONVEYED TO FORNEY LAND DEVELOPMENT CORPORATION BY DEED AND RECORDED IN VOL. 70, PG. 461, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD FOR A CORNER ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097, THENCE N. 44⁰ 52' 59" E., 20.0 FEET FROM THE SOUTHEAST CORNER OF THE JAMES SMITH SURVEY, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER OF A COUNTY ROAD; THENCE, N. 45⁰ 5' 20" W., WITH THE NORTHEAST LINE OF F.M. ROAD NO. 3097, 2487.0 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHEAST LINE OF A 73.9-ACRE TRACT OF LAND CONVEYED TO EMILY SUE WHITEHEAD AND O. L. STEGER, JR., BY DEED AND RECORDED IN VOL. 87, PG. 148, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, N. 44⁰ 54' 44" WITH A FENCE LINE AND THE SOUTHEAST LINE OF SAID 73.9-ACRE TRACT 2609.01 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO J. L. PEOPLES BY DEED, RECORDED IN VOL. 43, PG. 136, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, S. 45⁰ 53' 52" E. WITH A FENCE LINE AND SAID SOUTHWEST LINE OF THE PEOPLES TRACT 2487.0 FEET TO AN IRON ROD IN THE CENTERLINE OF COUNTY ROAD FOR A CORNER; THENCE, S. 44⁰ 52' 59" W. WITH THE CENTER OF SAID COUNTY ROAD 2644.1 FEET TO A POINT FOR A CORNER, THE POINT OF BEGINNING CONTAINING 149.97 ACRES OF LAND, MORE OR LESS; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body

in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 13 on the following described property:

BEING a tract of land in the James Smith Survey, Abstract No.200, Rockwall County, Texas, and being in the same tract of land conveyed to Forney Land Development Corporation by Deed and recorded in Vol. 70, Pg. 461, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for a corner on the Northeast line of F.M. Road No. 3097, THENCE N. $44^{\circ} 52' 59''$ E., 20.0 feet from the Southeast corner of the James Smith Survey, said POINT OF BEGINNING also being in the center of a county road;

THENCE, N. $45^{\circ} 5' 20''$ W., with the Northeast line of F.M. Road No. 3097, 2487.0 feet to an iron rod for a corner on the Southeast line of a 73.9-acre tract of land conveyed to Emily Sue Whitehead and O. L. Steger, Jr., by Deed and recorded in Vol. 87, Pg. 148, Deed Records of Rockwall County, Texas;

THENCE, N. $44^{\circ} 54' 44''$ E. with a fence line and the Southeast line of said 73.9-acre tract 2609.01 feet to an iron rod for a corner on the Southwest line of a tract of land conveyed to J. L. Peoples by Deed, recorded in Vol. 43, Pg. 136, Deed Records of Rockwall County, Texas;

THENCE, S. $45^{\circ} 53' 52''$ E. with a fence line and said Southwest line of the Peoples Tract 2487.0 feet to an iron rod in the centerline of county road for a corner;

THENCE, S. $44^{\circ} 52' 59''$ W. with the center of said county road 2644.1 feet to a point for a corner, the POINT OF BEGINNING containing 149.97 acres of land, more or less.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 13 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District Number 13 to the above described tract of land is subject to the following special conditions:

a. The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District

No. 13 and any and all such development shall be in strict accordance with such site plan.

b. No substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

c. The following standards for the development of Planned Development District No. 13 shall be applicable in the enactment and approval of the comprehensive site plan and subsequent building or other permits, to-wit:

	<u>Single Family</u>	<u>Two Family Attached</u>
(1) Minimum lot size	6,600 sq. ft.	7,700 sq. ft.
(2) Minimum lot width	60 ft.	70 ft.
(3) Minimum lot depth	110 ft.	110 ft.
(4) Minimum front yard	25 ft.	20 ft.
(5) Minimum side yard	5 ft.	5 ft.
(6) Minimum rear yard	15 ft.	25 ft.
(7) Maximum lot coverage by main and accessory buildings of thirtyfive percent (35%)		
(8) Minimum number of parking spaces per unit shall be two (2)		
(9) Maximum height of any structure shall be two and one half (2½) stories		

d. The uses allowable in the area designated as "Local Retail" on the approved site plan shall be limited to those uses allowed in the Neighborhood Services District Classification of the Comprehensive Zoning Ordinance, and to the retail sale of automotive fuel as an accessory use in conjunction with an allowed retail use.

e. The area designated as park site on the site plan, Exhibit "A", represents only a preliminary layout of future park area. The actual dimensions of area to be dedicated as a park site will be determined and approved by the City during the platting stage after the completion of a flood plain study.

f. During the platting stage of this property, the developers will dedicate the amount of right-of-way along the existing County Road on the southeast side of the tract needed, in addition to existing right-of-way, to equal 110 ft. of right-of-way.

g. The developers will construct one half (½) of the major thoroughfare (one thirty foot (30') roadway) along the southeast side of their property at the time the other streets in the development are constructed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as

provided for in the Comprehensive Zoning Ordinance of the City of Rock-wall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

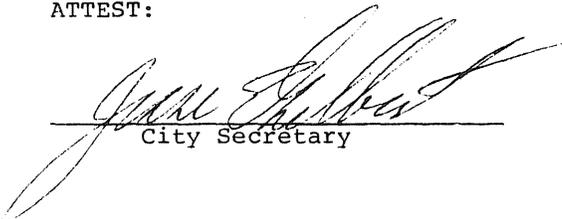
SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED THIS 2nd day of February, 1981.



Mayor

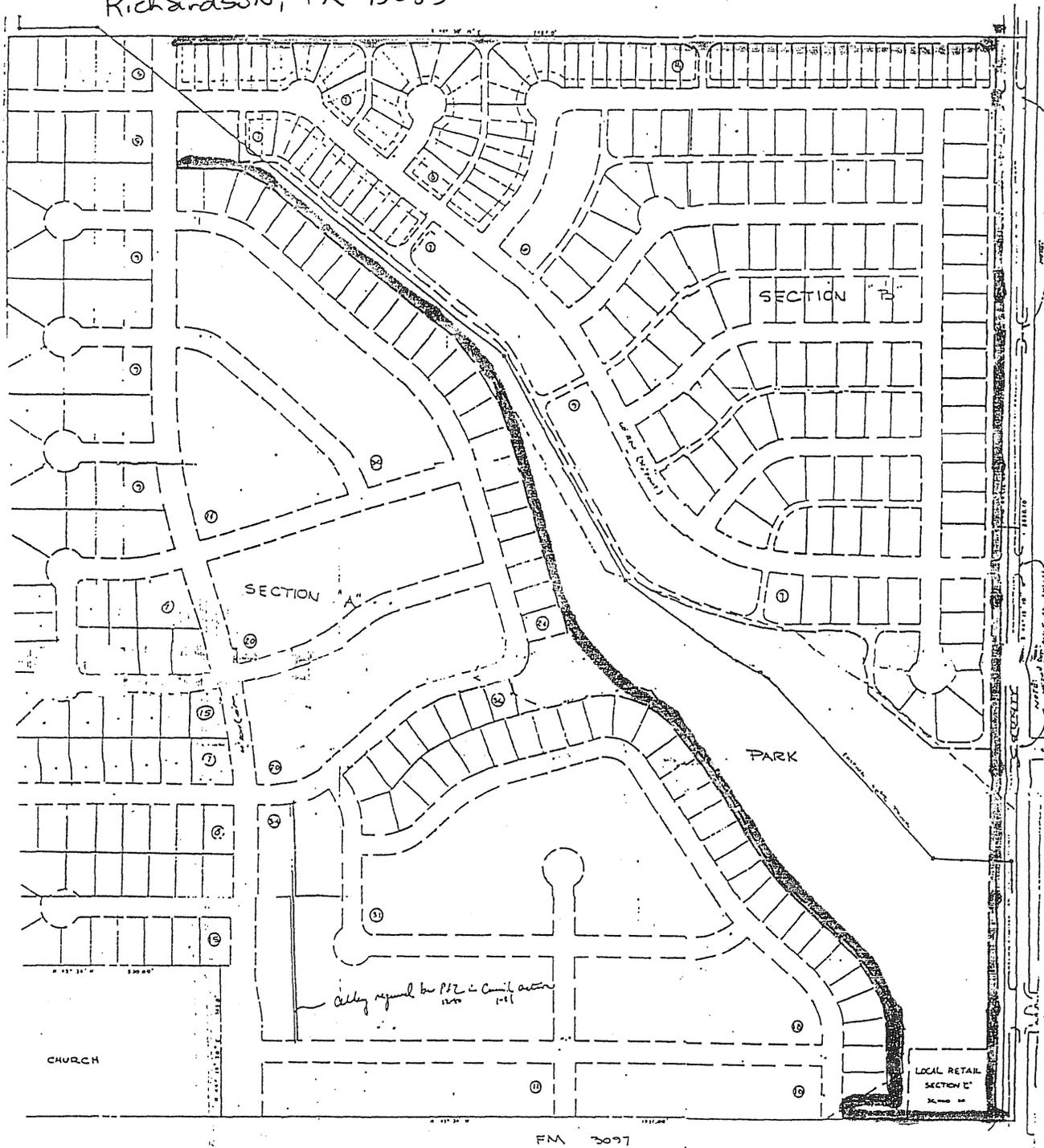
ATTEST:



City Secretary

17A RECORD DRAWING

Ab 200 J. Smith Survey
 Embrey Enterprises
 Box 830277
 Richardson, TX 75083-0277



Sub 81-5

CONCEPT PLAN
 WINDMILL RIDGE - ROCKWALL, TEXAS
 A PLANNED UNIT DEVELOPMENT

SECTION	MIN. LOT SIZE	USE	UNITS	ACRES	DENSITY
SECTION "A"	60 x 110	SINGLE FAMILY	337	81.1	4.16
SECTION "B"	70 x 110	TWO FAMILY	344	41.0	
SECTION "C"		LOCAL RETAIL	(72 UNITS)	0.75	
THOROUGHFARE ROW				4.90	
PARK				17.33	
TOTALS			681	145.0	

Please note that this is an attachment to zoning Ord and not a plot plan

ORDINANCE NO. 84-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 81-5 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 13; PROVIDING FOR LAND USE, AND A DEVELOPMENT PLAN FOR THAT AREA DESCRIBED AS LOT 1, BLOCK A OUR SAVIOR LUTHERAN CHURCH ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Ordinance No. 81-5 and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development No. 13 in the area described as Lot 1, Block A, Our Savior Lutheran Church Addition, should be amended

NOW, THEREFORE, BE IT ORDAINED BY the City Council of the City of Rockwall, Texas,

SECTION 1. That the development plan attached hereto as Exhibit "B" and made a part hereof shall control the development of the area known as Lot 1, Block A Our Savior Lutheran Church Addition of Planned Development No. 13 and shall be considered an amendment to Exhibit "A" of Ordinance No. 81-5.

SECTION 2. That Section 3, be added to Ordinance No. 81-5 to read as follows:

"The 70 ft. by 14 ft. classroom building with metal siding is limited to a period not to exceed two (2) years from date of installation."

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided in the Comprehensive

Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby and as may be amended in the future, and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this ordinance shall take effect and be in full force on and after its passage and the publication of the caption as the law in such cases requires.

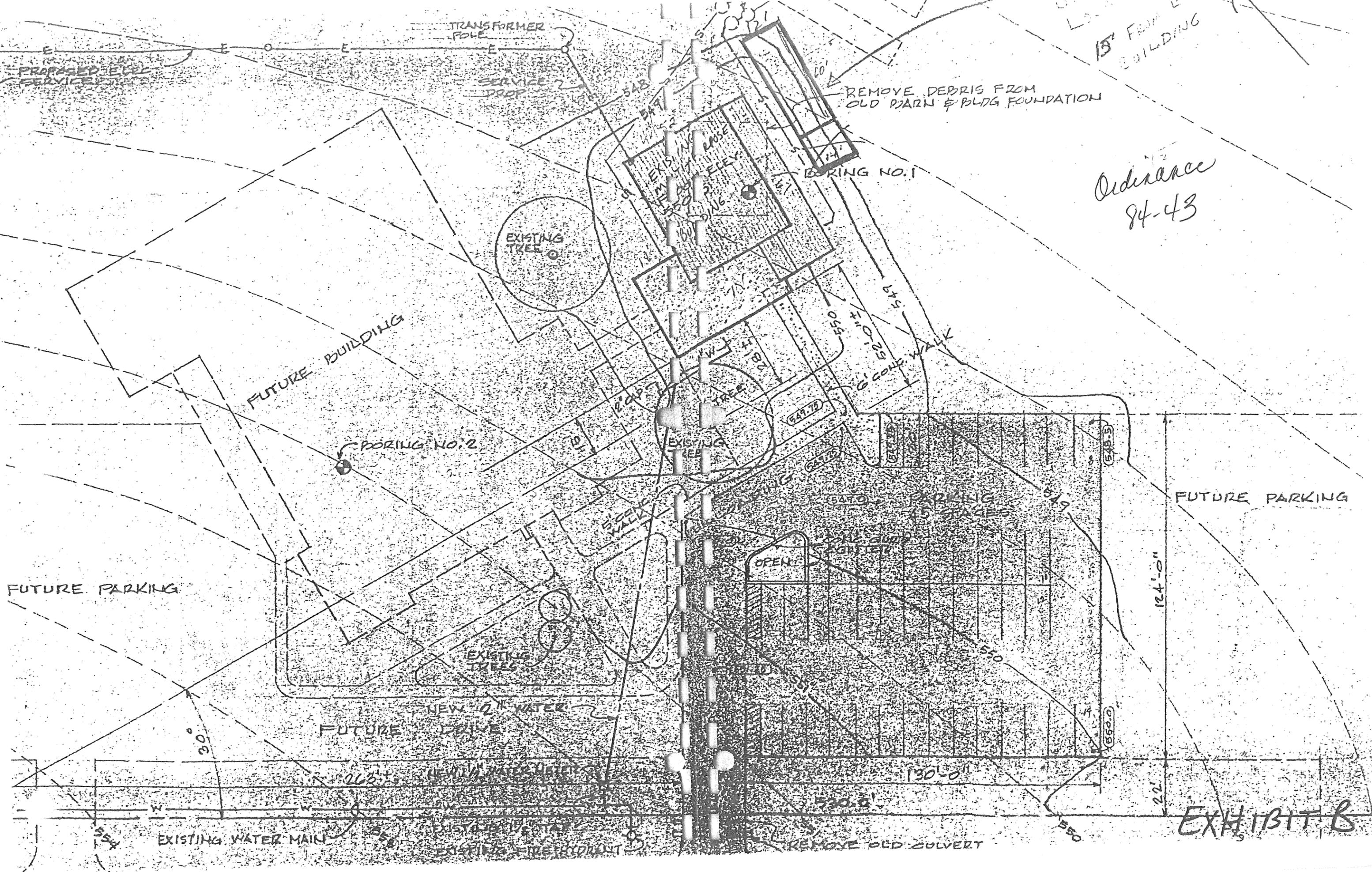
DULY PASSED AND APPROVED this 10th day of September, 1984.

APPROVED:


Mayor

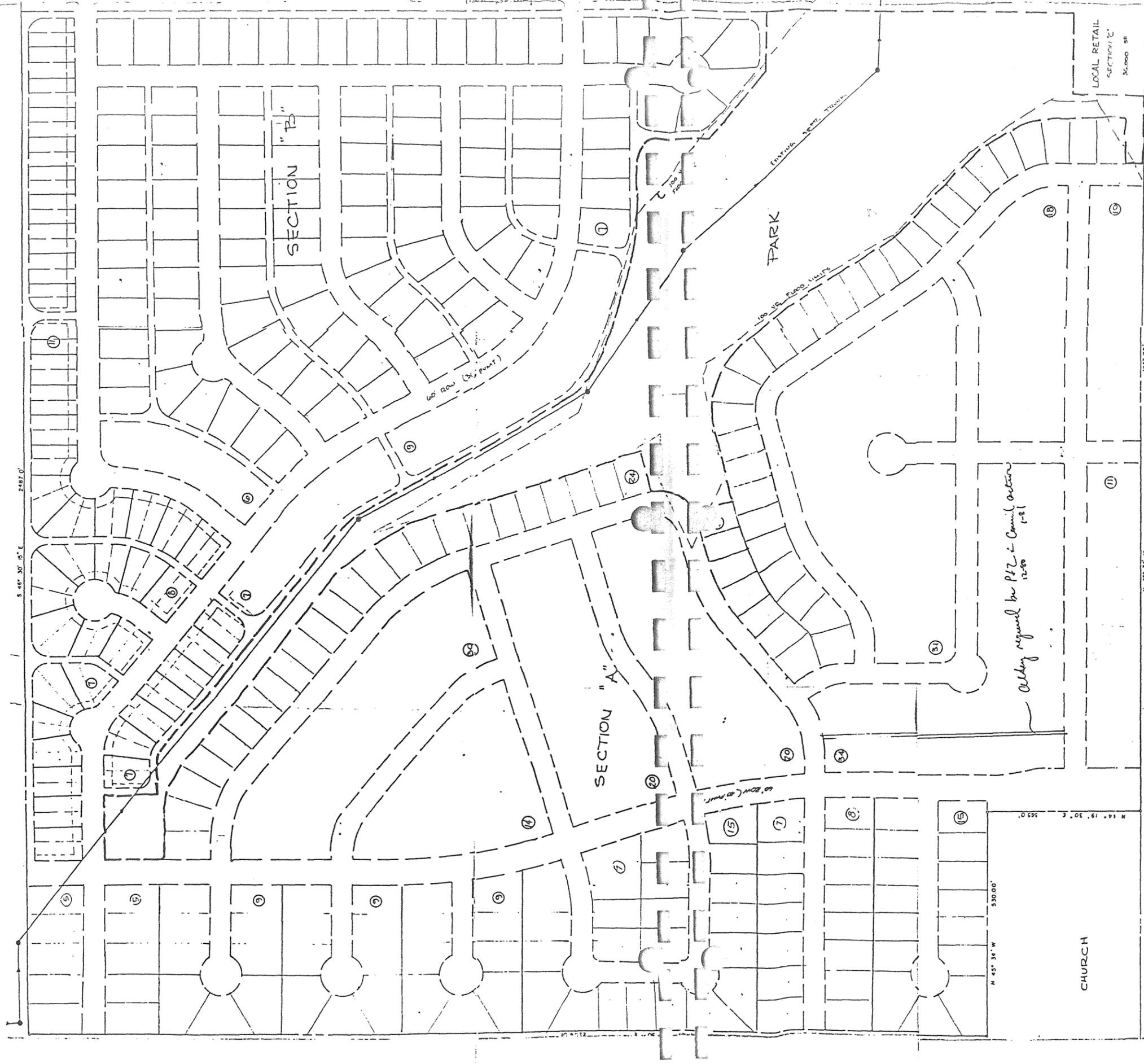
ATTEST:


City Secretary



Ordinance
84-43

EXHIBIT B



FM 3097

81-5

CONCEPT PLAN
 WINDMILL RIDGE - ROCKWALL TEXAS
 A PLANNED UNIT DEVELOPMENT

SECTION	MIN. LOT SIZE	USE	UNITS	ACRES	DENSITY
SECTION "A"	60 X 110	SINGLE FAMILY	337	81.1	4.16
SECTION "B"	70 X 110	TWO FAMILY	344	41.0	
SECTION "C"		LOCAL RETAIL	(172 LOTS) NONE	0.75	
THOROUGHFARE ROW.				4.90	
PARK				17.25	
TOTALS			681	145.0	

Ordinance No. 94-41

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 81-5 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM DUPLEX LAND USE DESIGNATION AND GENERAL RETAIL LAND USE DESIGNATION TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-13, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-13 from duplex land use designation and general retail to single family detached residential land use designation was submitted by Embrey Enterprises, Inc. on a tract of land described; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 81-5 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance and Ordinance No. 81-5 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-13" Planned Development District No. 13, on the property described on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 13 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 13 to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 13, shall be in accordance with the provisions of this ordinance and

the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Concept Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-7 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Lot Size - 6,600, with the lots averaging 7,000 sq. feet in size
2. Minimum Front Setback - 25 feet
3. Minimum Side Yard - 5 feet
4. Minimum Dwelling Size - 1,400 sq. feet
5. Maximum Building Height - 32 feet

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

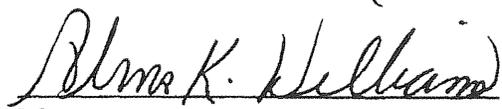
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 19 day of December, 1994.

APPROVED:


Mayor

ATTEST:


City Secretary

1st reading 12-19-94

2nd reading 1-9-95

FIELD NOTES

4066fld.wp31

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, the subject tract being part of the 149.97 acre tract of land conveyed by Southern Methodist University to Embrey Enterprises, Inc., Trustee according to the deed recorded in Volume 158, Page 481 of the Deed Records of Rockwall County, Texas, (DRRDCT), the subject tract being more particularly described as follows;

BEGINNING at a point located on the Northeasterly line of Farm to Market Road No. 3097 and the Southerly corner of Windmill Ridge Estates Section "A" Installment One, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 26 of the Map Records of Rockwall County, Texas (MRRCT), a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found on the Northwesterly line of Brockway Drive bears N 45° 30' 45" W, a distance of 160.22 feet;

THENCE, N 44° 26' 22" E, along the Easterly line of said Windmill Ridge Estates Section "A" Installment One, a distance of 185.46 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Continuing along said Windmille Ridge Estates Section "A" Installment One Easterly line and along the Easterly line of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 156 (MRRCT) and around a tangent curve to the Left having a central angle of 35° 04' 42", a radius of 360.00 feet and a chord bearing of N 26° 54' 01" E, an arc distance of 220.40 feet to a 1/2" iron pin found at corner;

THENCE, N 09° 21' 40" E, along said Windmill Ridge Estates No. 2A, Easterly line and passing over a 3/8" iron pin found at a distance of 515.77 feet and continuing 79.77 feet, making a total distance of 595.54 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears S 87° 51' 13" W, a distance of 0.76 feet;

THENCE, 02° 29' 38" W, continuing along said Windmill Ridge Estates No. 2A Easterly line part of the way and along the Easterly line of Windmill Ridge Estates No. 3, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 300 (MRRCT), a distance of 246.65 to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Along the said Windmill Ridge Estates No. 3 Easterly line, the following;

Around a non-tangent curve to the Right having a central angle of 17° 59' 13", a radius of 400.00 feet and a chord bearing of N 06° 48' 00" E, an arc distance of 125.57 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 15° 27' 50" E, passing over a 3/8" iron pin found at a distance of 216.59 feet passing over another 3/8" iron pin found at a distance of 516.62 feet and continuing 120.03 feet making a total distance of 636.65 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

Around a non-tangent curve to the Left having a central angle of 23° 00' 01", a radius of 700.00 feet and a chord bearing of N 04° 00' 00" E, an arc distance of 281.00 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 07° 30' 00" W, a distance of 806.90 feet to a point on the centerline of Rockwall Parkway, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 3/8" iron pin found bears S 39° 22' 21" W, a distance of 288.80 feet;

THENCE, N 44° 20' 09" E, leaving said Windmill Ridge Estates No. 3 Easterly line and along an Easterly line of that tract of land conveyed to Shepherd Place Homes, Inc., by the deed recorded in Volume 917, Page 188 (DRRCT), a distance of 202.28 feet to a point on the North easterly line of the previously mentioned Embrey Enterprises, Inc., Trustee 149.97 acre tract, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears N 44° 28' 37" W, a distance of 129.86 feet;

THENCE, S 46° 20' 24" E, along said Embrey Enterprises, Inc., Trustee tract Northeasterly line, a distance of 2094.49 feet to the most Easterly corner of said Embrey Enterprises, Inc., Trustee tract, said corner being located on the Northwesterly line of Tubbs Road (approximately 21.5± ROW) as dedicated by the Road & Street Dedication Plat recorded in Cabinet B, Slide 242 (MRRCT), a 1/2" iron pin set in asphalt pavement at the subject tract most Easterly corner, from which a 1" iron pipe bears N 35° 18' 04" W, a distance of 28.52 feet and a 3/8" iron pin found on the Southeasterly line of said Tubbs Road bears S 42° 33' 00" W, a distance of 667.96 feet;

THENCE, S 44° 23' 31" W, along the Southeasterly line of said Embrey Enterprises, Inc., Trustee tract and the said dedicated Tubbs Road Northwesterly line, a distance of 2645.06 feet to a point on the previously mentioned Farm to Market Road No. 3097 Northeasterly line, said point further being the most Southerly corners of the subject tract and said Embrey Enterprises, Inc., Trustee tract, a 1/2" iron pin set in asphalt pavement at corner, from which a 1/2" iron pin found at the intersection of the Southeasterly line of Tubbs Road and Northeasterly line of Farm to Market Road No. 3097 bears S 45° 30' 45" E, a distance of 20.88 feet;

THENCE, N 45° 30' 45" W, along the said Farm to Market Road No. 3097 Northeasterly line, a distance of 307.00 feet to the **PLACE OF BEGINNING** with the subject tract containing 2,869,127 square feet or 65.8661 acres of land.

MEMORANDUM
February 25, 1992

TO: Mayor and City Councilmembers
FROM: Planning and Zoning Commission
RE: Completion of PD Reviews

The Planning and Zoning Commission has completed its review of the Planned Developments. This report addresses the review of the following PD's:

PD-2 PD-8 PD-11 PD-13 PD-14 PD-22
PD-32 PD-34

Generally the Commission has recommended no change in the majority of the Planned Developments. The exceptions to this are in PD-8 and PD-22. In August of last year the Commission had recommended that hearings be initiated on PD-22. PD-22 was originally approved in 1983. It is located south of I-30 along the lake shore between the Harbor and Chandlers Landing and contains 6.9 acres. The uses approved in the PD are Marina, Retail, Office, Apartment/Condominium at 20 units per acre, Restaurant/Private Club, Recreational Facilities, and Hotel. It has been site planned for a Hotel/Conference Center. There has been no development on the property since site plan approval in 1984. The owner has been continuing to attempt to market the site and still hopes to develop the property. The Commission had some concerns about the multifamily uses that are approved under the PD. As it is currently approved the site could be developed with multifamily development at 20 units per acre, which exceeds the maximum density under MF-15 of 14 units per acre. Because of this concern the Commission recommended that the Council consider initiating hearings to address this issue. The Council tabled any action on the item until the LARC study was completed. This study has been completed and the item has been placed back on the agenda for your consideration.

The owner of the property is currently has an offering for development of this site as a hotel and he has requested that no changes be made in the PD at this time. Attached is a copy of a letter from Mr. Albright, the property owner, outlining his request. A location map and a copy of the approved site plan is attached.

PD-8 is the Chandlers Landing development and it is completed with the exception of three areas. One area is Phase 15, which is zoned for zero lot line and single family. Phase 2 of Harbor Landing is also undeveloped and it is zoned for SF-7 and SF-10. The last remaining undeveloped area is Phases 4 and 5 of Spyglass Hill. These phases could be developed at 18 units per acre. Phase 4 has been platted and siteplanned for 18 units per acre. Phase 5 has not been platted or site planned. The Commission has also recommended that hearings be held on this area to consider reducing the permitted density.

These are the only actions recommended by the Commission as a result of this PD review. Attached is a brief description of the remaining PDs that have been reviewed and not recommended for change.

PD SUMMARY

PD-2

This PD contains the Lakeside Village development and the Turtle Cove development. Only two areas are still undeveloped, those being Phase 5 of Lakeside Village and Phase 2 of Turtle Cove. Phase 5 of Lakeside Village is zoned for 181 townhouse lots meeting the City's standards and the remaining undeveloped portion of Turtle Cove is zoned for zero lot line development. The owner of Turtle Cove has submitted a request to amend the area requirements of the site to single family rather than zero lot line.

PD-11

This PD is located along Alamo Road adjacent to the lake. It is south of the Shores and north of Northshore. There are no uses assigned to this PD. Prior to development of the property the owner will have to submit a zoning request to establish a use within the PD or to rezone it to another classification.

PD-13

PD- 13 consists of the Windmill Ridge development on FM-3097 and the undeveloped tract adjacent to Windmill Ridge. The approved uses are single family and duplex. The approved uses are in conformance with the land use plan.

PD-14

PD-14 is located south of I-30 and west of SH-205. It has been partially developed as Rockwall Business Park East. The PD is approved for commercial, industrial, and hotel uses. There is an approved preliminary plan for the entire development and the entire development is platted as well. The land use plan indicates commercial and office in the area. The industrial area approved in the zoning is located off of I-30 and is geared toward an office/warehouse showroom type of development.

PD-32

This PD is located west of Horizon Road. The uses permitted under the PD include commercial uses. There are a number of conditions that apply to this PD that allow the City considerable authority in addressing any proposed development.

PD-34