

CITY HALL

ROCKWALL, TEXAS

APPLICATION FOR ZONING CHANGE

Case No. 82-6 Filing Fee 50.00 Date 6/27/82

Applicant Ruby Albright of Harris Inc.

Mailing Address \_\_\_\_\_ Phone No. \_\_\_\_\_

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.)

*see attached description*

I hereby request that the above described property be changed from its present zoning which is " \_\_\_\_\_ " District Classification to a " PD " Planned Development District Classification for the following reasons: (Attach separate sheet if necessary.)

1. *for the construction of condominiums 13 du/acre*
- 2.
- 3.

THERE <sup>(ARE)</sup> (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.

*[Signature]*  
APPLICANT

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.)

# CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 6-30-82

NAME Richard Harris

ADDRESS \_\_\_\_\_

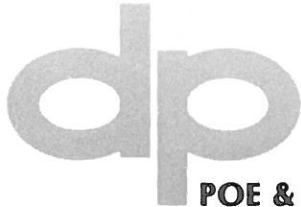
Cash       Check       Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>zone chg</i>		<i>50.00</i>

Received By

**1437**

FORM G-1



**POE & ASSOCIATES**  
OF TULSA, INC.

10820 East 45th Street

Tulsa, Oklahoma 74145

CONSULTING ENGINEERS

(918) 665-8800

May 16, 1983

Mr. Eddie Heath  
Community Development Director  
City of Rockwall  
Rockwall, TX 75087

Re: Chandlers Landing

Dear Eddie:

This letter is to confirm my understanding of the issues which we discussed this morning by telephone.

1. The major road through Chandlers Village will not have to go before the Planning Commission or the City Council if the platting of lots is not associated with the submission.
2. The utilities can be handled as outlined above, if the plans are not associated with platting of lots.
3. An easement will have to be granted to the City of Rockwall and other utility companies for maintenance and emergency access for all paving and utility lines.
4. All designs will have to meet the City of Rockwall standards, even though the improvements may be privately owned.

If the above items are not consistent with your understanding, please notify me as soon as possible.

Sincerely,

POE & ASSOCIATES OF TULSA, INC.

Robert Smith  
Project Manager

RS/jc

cc: Bob Poe  
Jim Robertson  
Van Hall  
Bland Pittman



TRACT I

BEING part of a 14.502 acre tract of land in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point that is North 89° 23' West 1739.4 feet from the Southwest corner of a tract of land described as "Third Tract" in deed to Whilden Construction Co., dated 7/11/49 and recorded in Volume 44, Page 618 of the Deed Records of Rockwall County, Texas;

THENCE: North 88° 02' 05" East 636.0 feet;  
THENCE: North 06° 16' 25" West 690.0 feet;  
THENCE: South 89° 28' 25" East 434.0 feet;  
THENCE: North 01° 01' 35" East 475.0 feet;  
THENCE: North 03° 19' 55" West 930.6 feet  
THENCE: North 86° 06' 35" East 437.23 feet;  
THENCE: North 06° 11' 05" East 1155.01 feet;  
THENCE: North 83° 54' 46" West 350.0 feet;  
THENCE: North 02° 05' 16" East 699.82 feet;  
THENCE: North 84° 11' 00" West 319.13 feet;  
THENCE: North 17° 58' 04" East 1189.28 feet;  
THENCE: North 45° 26' 03" West 661.92 feet to the Point of Beginning.

BEGINNING at a point for a corner on the Southwest line of a public road;  
THENCE: South 44° 20' West a distance of 459.26 feet to the South line of said 14.502 acre tract, also being the North line of Chandlers Landing;

THENCE: North 45° 37' West along said Southerly line a distance of 522 feet to a point for a corner on the tract of land previously conveyed to Jerry W. Heflin;

THENCE: North 44° 23' East along the Easterly line of said Heflin tract passing at 234.83 feet the South corner of a tract previously conveyed to Paul Davis and continuing along the Easterly line of said Davis tract a total distance of 460.07 feet to a point for a corner on the Southwest line of a public road;

THENCE: South 45° 37' East a distance of 223.76 feet to a point for a corner;  
THENCE: Continuing along the Southwest line South 45° 26' 03" East a distance of 300.35 feet to the Place of Beginning and Containing 5.502 Acres of Land.

TRACT II

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:

BEGINNING at a point on the Southwest line of a public road, said point being the most Southerly East corner of said 14.502 acre tract, a 1/2" iron stake found for corner;  
THENCE: South 17° 45' 09" West leaving the said Southwest line of a public road a distance of 384.81 feet to the beginning of a curve to the right having a central angle of 116° 34' 51" and a radius of 80.00 feet, a 1/2" iron stake found for corner;  
THENCE: Around said curve a distance of 162.78 feet to the end of said curve, a 1/2" iron stake found for corner;  
THENCE: North 45° 40' West a distance of 562.56 feet to a 1/2" iron stake set for corner;  
THENCE: North 44° 20' East a distance of 459.26 feet to a point on the Southwest line of a public road, a 1/2" iron stake set for corner;  
THENCE: South 45° 44' 47" East along the said Southwest line of a public road a distance of 461.92 feet to the Place of Beginning and Containing 6.00 acres of land.

4. A request Richard Harris for approval of a site plan for PD-20, "Planned Development" for the construction of condominiums on the following described tract (see attached map):

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:

BEGINNING at a point on the Southwest line of a public road, said point being the most Southerly East corner of said 14.502 acre tract, a 1/2 inch iron stake found for corner;

THENCE: South 17 degrees 45 feet 09 inches West leaving the said Southwest line of a public road a distance of 384.81 feet to the beginning of a curve to the right having a central angle of 116 degrees 34 feet 51 inches and a radius of 80.00 feet, a 1/2 inch iron stake found for a corner;

THENCE: Around said curve a distance of 162.78 feet to the end of said curve, a 1/2 inch iron stake found for corner;

THENCE: North 45 degrees 40 feet West a distance of 562.56 feet to a 1/2 inch iron stake set for corner;

THENCE: North 44 degrees 20 feet East a distance of 459.26 feet to a point on the Southwest line of a public road, a 1/2 inch iron stake set for corner

THENCE: South 45 degrees 44 feet 47 inches East along the said South line of a public road a distance of 461.92 feet to the Place Beginning and Containing 0 acres of land.

(1tc-R)

8  
④  
Kirby Albright, Harris Ave Partnership 2019-

Fraates Corp 1 C. H. H. H.

Paul Davis 101 77 1/2 1/2

Jerry Heftin Rt 1 Box 121-A

Signal Development 101 77 1/2 1/2

Mary Sue Neil, 6418 Cherry Chase Dallas 75225



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 8th day of July,  
19 82, in the Rockwall City Hall, Rockwall Texas, on the request of  
Kirby Albright & Harris, Inc. for a <sup>zoning designation of</sup> ~~change of zoning from~~  
"PD" Planned Development\* District Classification,  
~~to~~ -District-Classification,

on the following described property: \*for the construction of condomin-  
iums not to exceed a density of  
13 units/acre

See Attached Field Notes

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. 82-6.

Julie Couch  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-6

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

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

1. In accordance with the Concept plan approved

2.

3.

Signature Reb Buggs; U.P.  
Address Chandler's Landing

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

Thank you,  
City of Rockwall

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Julie Couch  
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-6

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature Mrs H C Neil  
Address 6418 Cheryl Lane Dallas

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

Thank you,  
City of Rockwall

JUN 23 1982

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-6

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

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

- 1.
- 2.
- 3.

Signature Paul J. Davis  
Address \_\_\_\_\_

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

Thank you,  
City of Rockwall

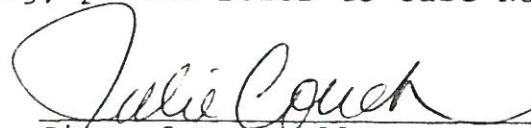
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\_\_\_\_\_  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 102 East Washington, Rockwall, Texas 75087

Case No. 82-6

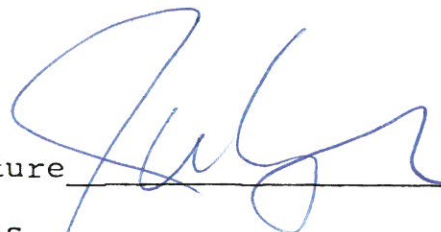
I am in favor of the request for the reasons listed below. X

I am opposed to 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

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 10th day of February, 1983, in  
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Richard Harris  
for approval of a site plan for "PD" Planned Development - 20

on the following described property:

See attached field notes

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. 83-5

  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-5

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

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

Thank you,  
City of Rockwall

3290 10/14 10/15  
BEFORE THE PLANNING AND ZONING COMMISSION

FEB 5 1983

CITY OF ROCKWALL, TEXAS

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Julie Couch  
City of Rockwall, Texas

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Case No. 83-5

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

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

- 1.
- 2.
- 3.

Signature Paul Davis  
Address \_\_\_\_\_

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

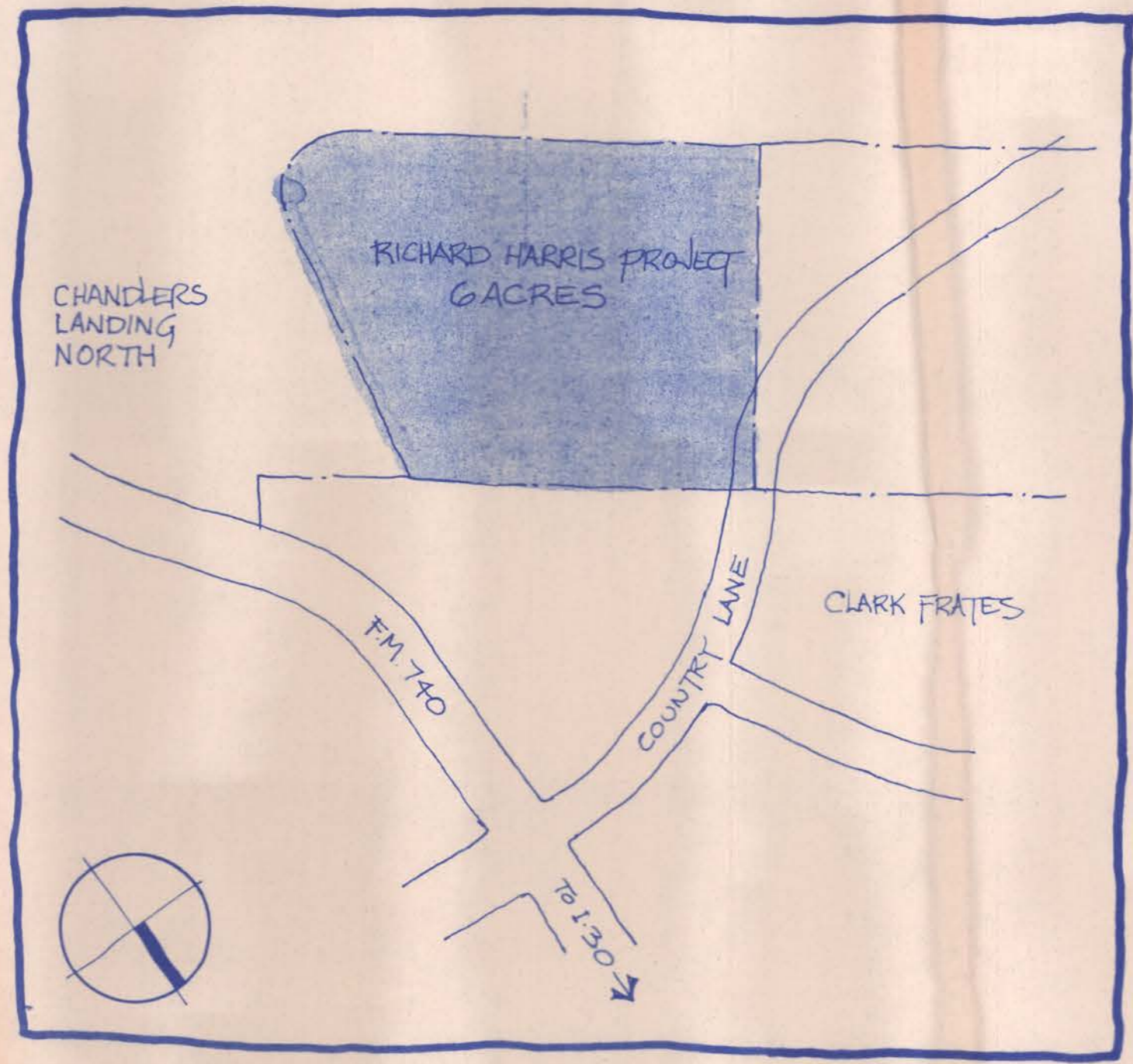
Thank you,  
City of Rockwall



s i t e p l a n

1" = 30'-0"

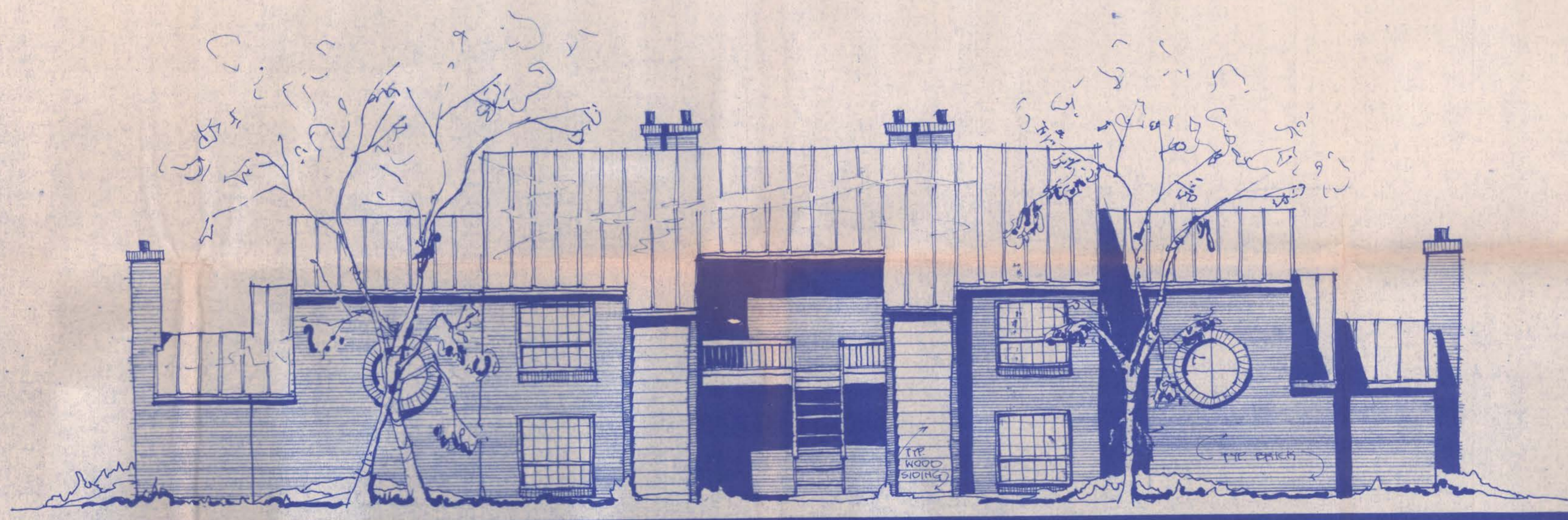
PROGRAM	
UNIT TYPES	
A1F • 1BR 1BATH • 36 UNITS • 725 SF.	
A2F • 1BR 1BATH • 8 UNITS • 728 SF.	
B1F • 2BR 2BATH • 12 UNITS • 968 SF.	
B2F • 2BR 2BATH • 26 UNITS • 974 SF.	
E1F • EFFICIENCY • 4 UNITS • 492 SF.	
B1S • 2BR 2½ BATH • 4 UNITS • 987 SF.	
TOTALS • 90 UNITS • 180 PARKING SPACES	



location map

**Richard Harris**  
**Condominium Project**

**JOHN R LINDSEY DESIGNS**  
103 S. SAN JACINTO ROCKWALL TEXAS PHONE (214) 722-8271



typical front elevation



side elev.

NOTE: STANDING SEAM METAL ROOF IS SHOWN (COMPOSITION SHINGLE ROOF IS OPTIONAL)

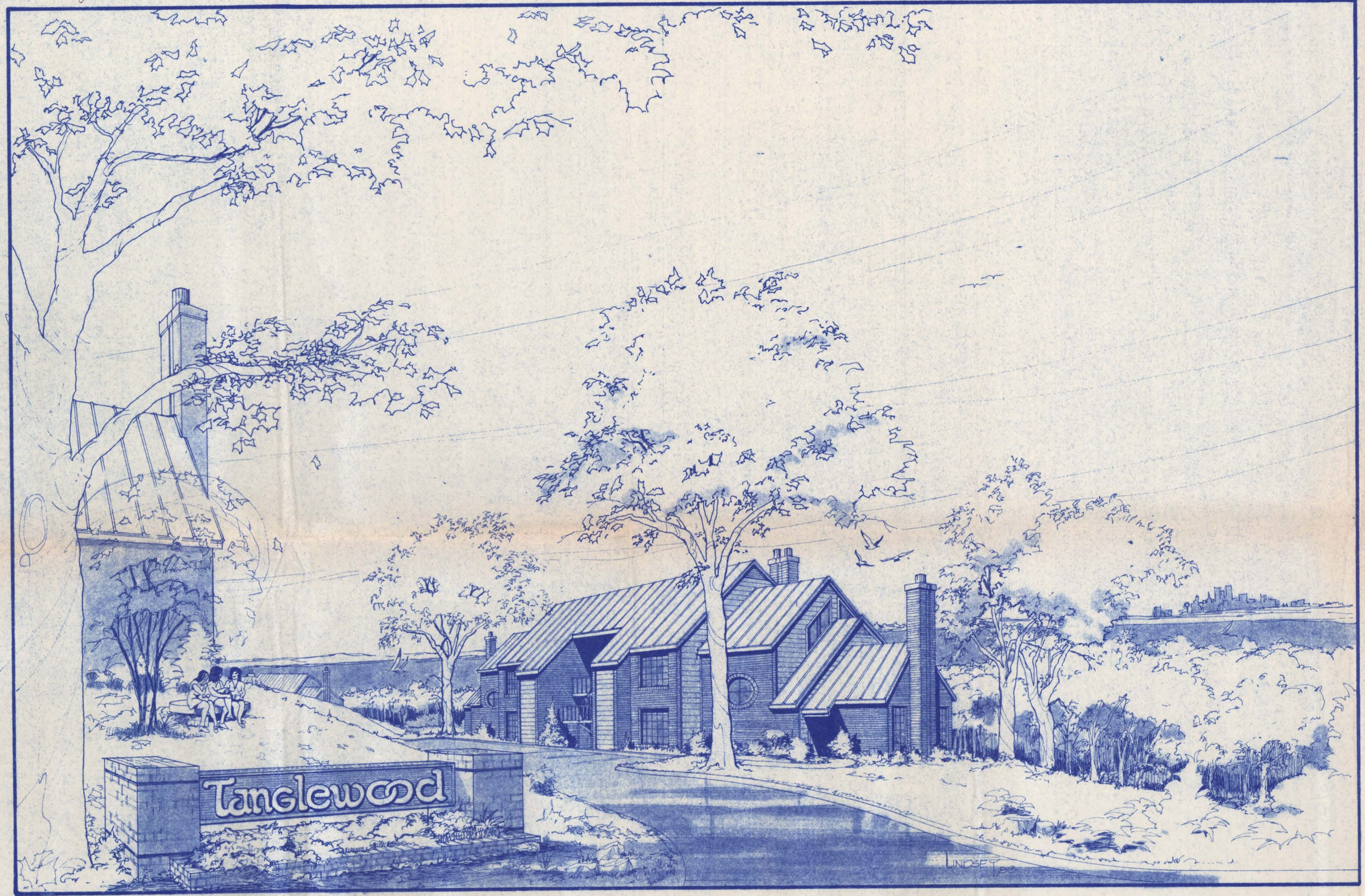
NOTE: 80% BRICK MINIMUM AS SHOWN

Richard Harris  
Condominium Project

JOHN R LINDSEY DESIGNS  
103 S. SAN JACINTO ROCKWALL TEXAS PHONE (214) 722-8271



Final  
Approved  
Site  
Plan  
12-22-02



a 90 unit condominium project

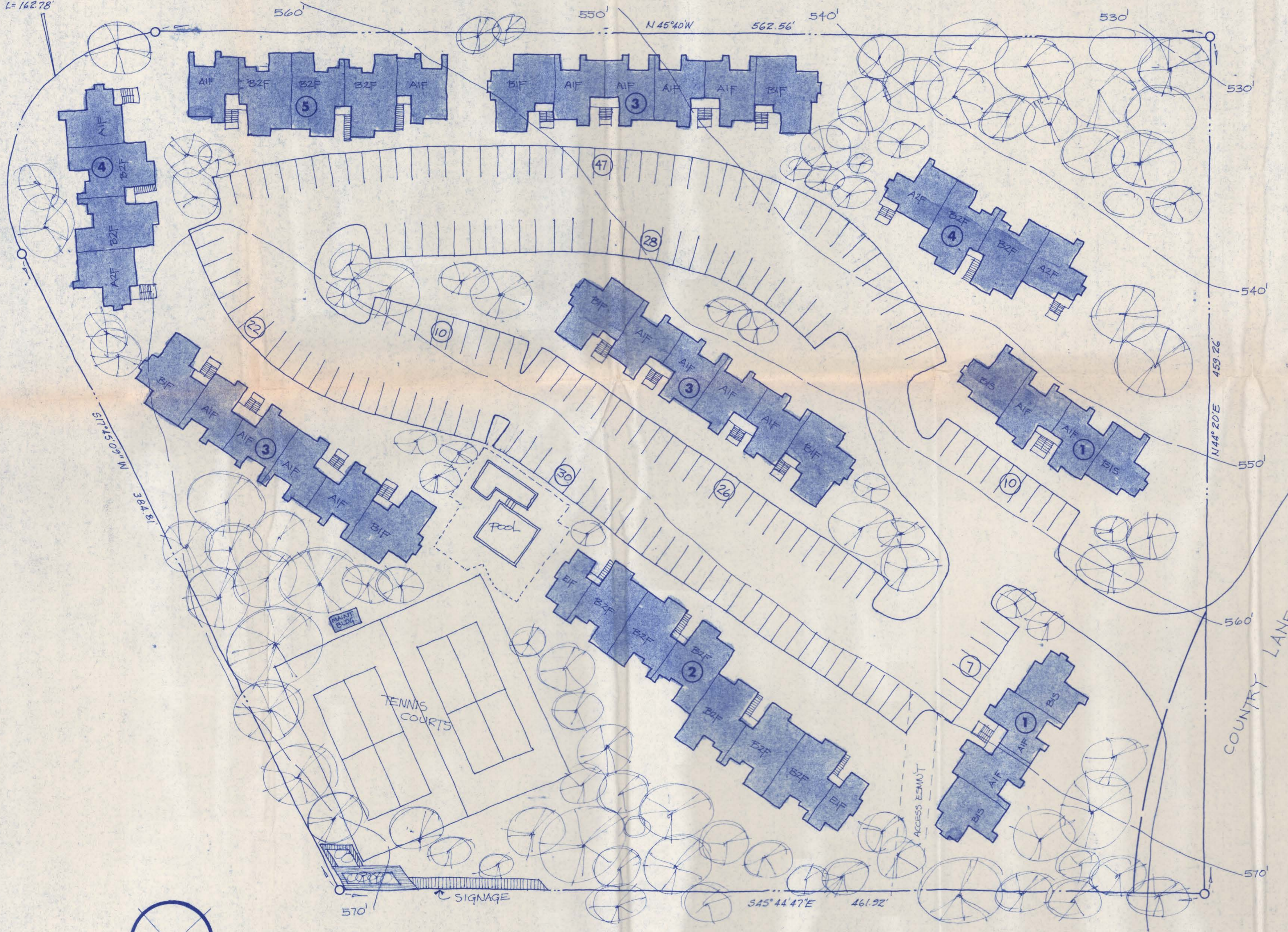
rockwall, texas

JOB NO.  
DATE  
DRAWN BY  
CHECKED BY

ASSOCIATE ARCHITECT ----- REUEL SMITH  
CONSULTING ENGINEER ----- JOHN CARVER

**JOHN R LINDSEY DESIGNS**  
103 S. SAN JACINTO    ROCKWALL, TEXAS    PHONE (214) 722-8271

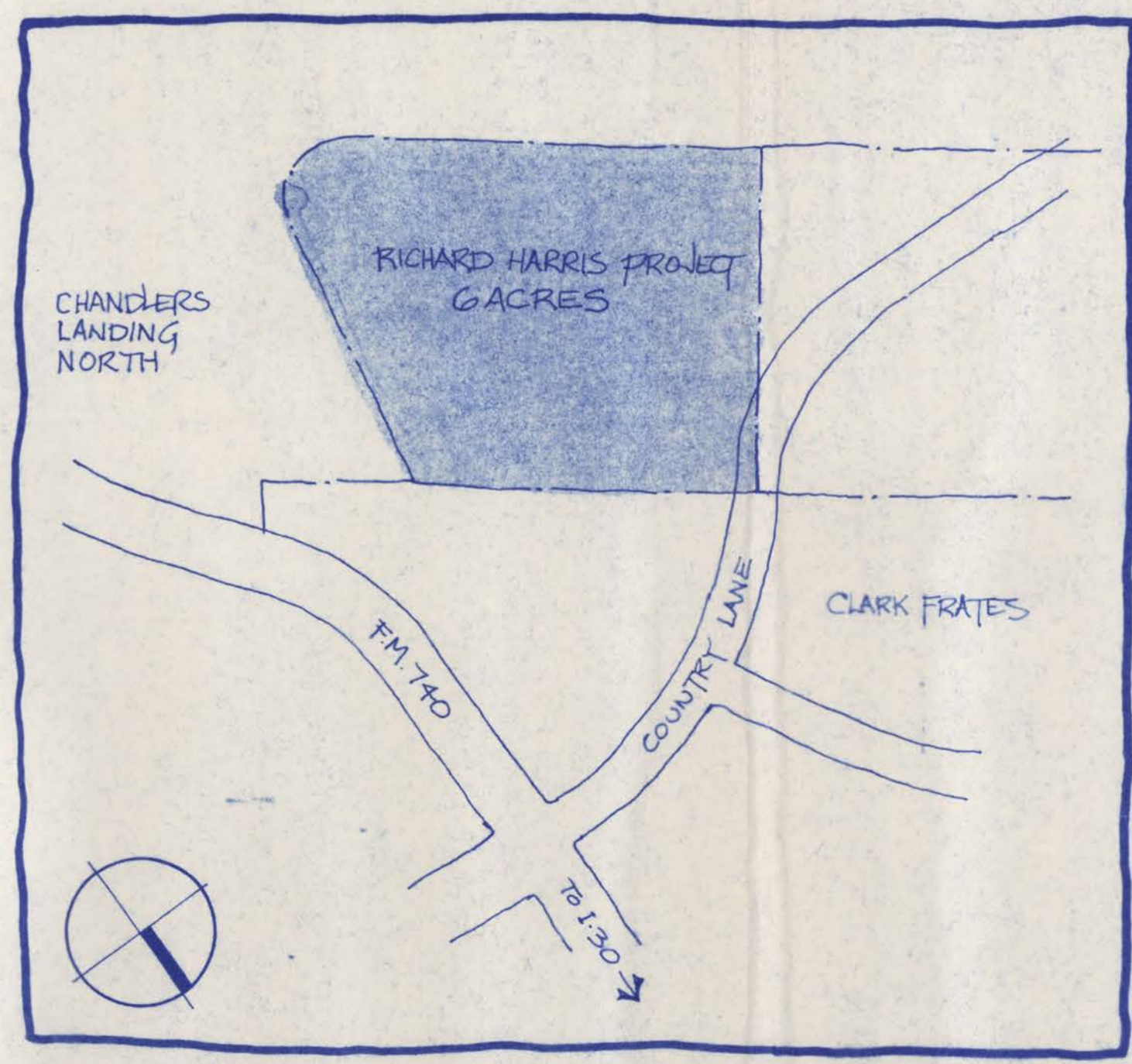
$\Delta = 116' 34.51''$   
 $R = 800'$   
 $T = 129.48'$   
 $L = 162.78'$



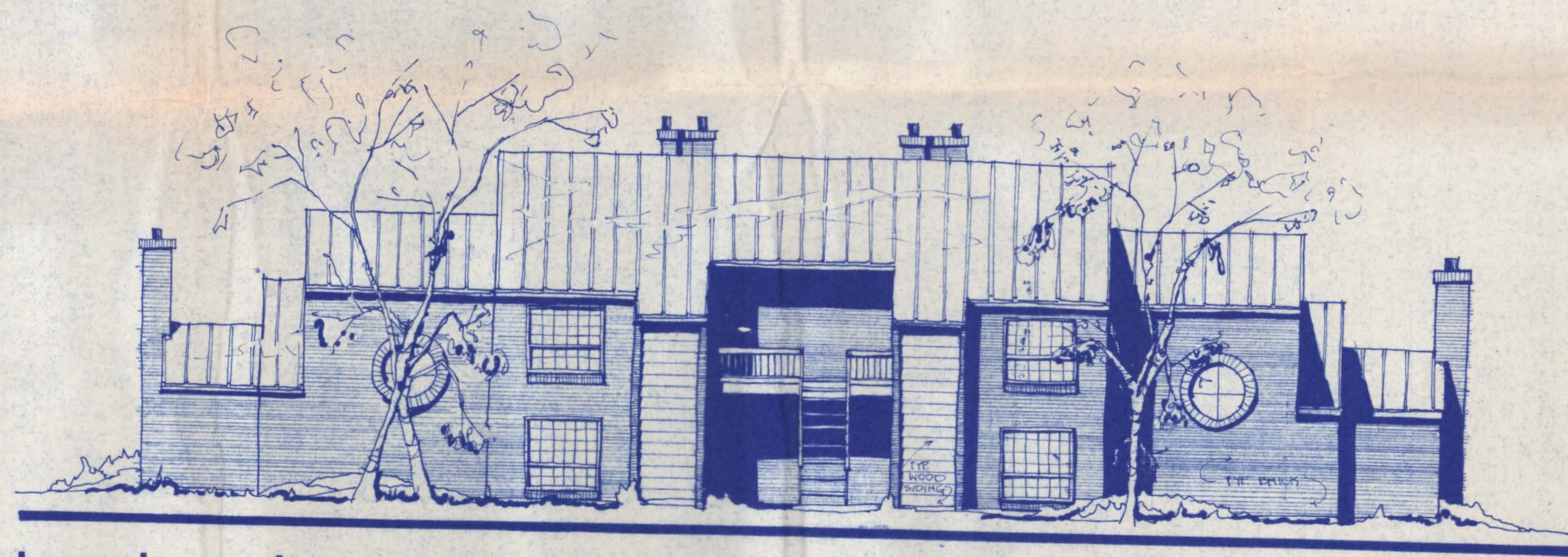
site plan

1" = 30' 0"

PROGRAM	
UNIT TYPES	
A1F	• 1BR 1BATH • 36 UNITS • 729 SF.
A2F	• 1BR 1BATH • 8 UNITS • 729 SF.
B1F	• 2BR 2BATH • 12 UNITS • 1023 SF.
B2F	• 2BR 2BATH • 26 UNITS • 1020 SF.
E1F	• EFFICIENCY • 4 UNITS • 516 SF.
B1S	• 2BR 2½ BATH • 4 UNITS • 1006 SF.
TOTALS • 90 UNITS • 180 PARKING SPACES	
6 ACRES	

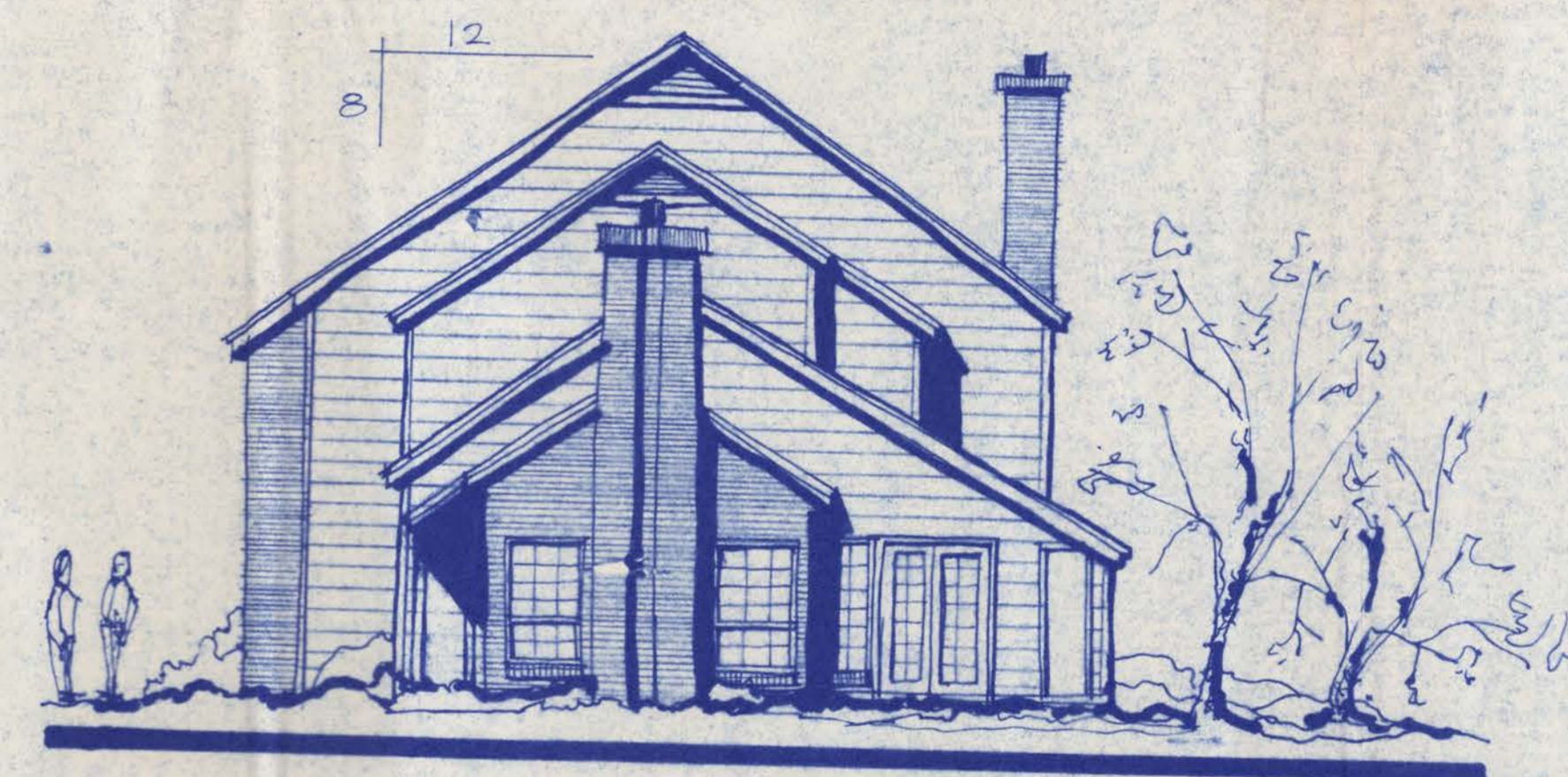


location map



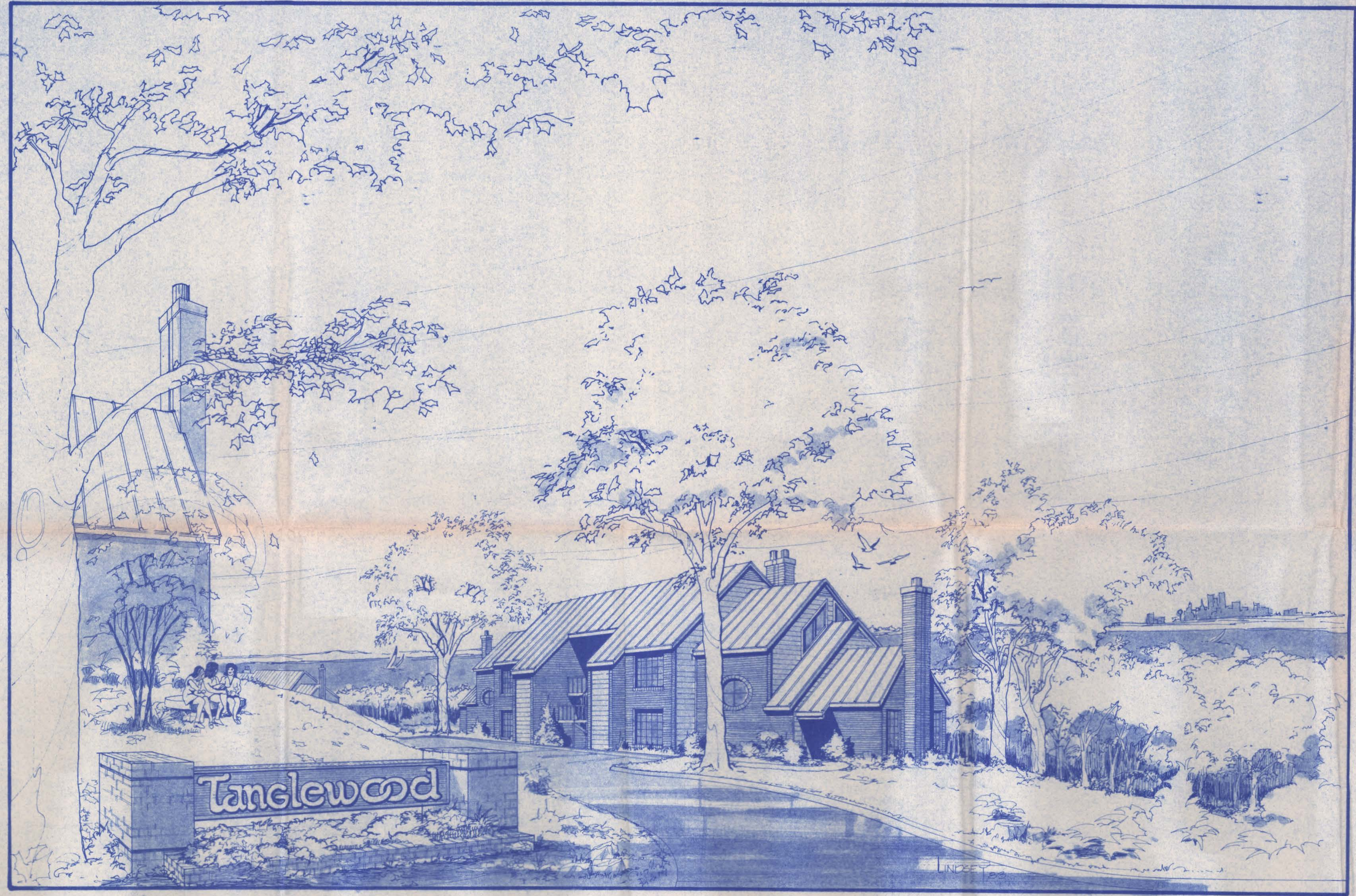
typical front elevation

NOTE: STANDING SEAM METAL ROOF IS SHOWN (COMPOSITION SHINGLE ROOF IS OPTIONAL)



side elev.

NOTE: 80% BRICK MINIMUM AS SHOWN



a 90 unit condominium project

rockwall, texas

**JOHN R LINDSEY DESIGNS**

103 S. SAN JACINTO ROCKWALL TEXAS PHONE (214) 722-8271

**Richard Harris  
Condominium Project**

ACTION RECORD

CASE NAME: Albright - Harris PD Zoning

CASE NO.: 826

Planning and Zoning  
Commission

City Council

Date

Approved.    Disapproved                  Approved    Disapproved

Preliminary Plat

\_\_\_\_\_

Final Plat

\_\_\_\_\_

Zoning

✓                                  7/8/82    ✓                                  8-2-82

Changes: at PZC requested a density of 15 units per acre - approved  
By PZC and Council

ACTION RECORD

CASE NAME: Site Plan Approval - Harris PD

CASE NO.: 83-5

	Planning and Zoning Commission		City Council		Date
	<u>Approved.</u>	<u>Disapproved</u>	<u>Approved</u>	<u>Disapproved</u>	
Preliminary Plat	_____	_____	_____	_____	_____
Final Plat	_____	_____	_____	_____	_____
Zoning	_____	_____	_____	_____	_____
<u>Site Plan</u>	<u>✓</u>	_____	<u>2/10/83</u>	<u>✓</u>	<u>3/7/83</u>
Changes:	<u>Site plan was approved by P+Z with provisions that specify lights for tennis courts be submitted at time of final plat. also provide for landscaping in parking lot.</u>				