

City of Rockwall, Texas

Date: JAN. 23, 1989

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision CHANDLER'S LAUD. / PHASE II

Name of Subdivider TEXAS - FRATES COMPANY

Address #1 COMMODORE PLAZA Phone 214  
ROCKWALL, TX 75087 722-5543

Owner of Record TEXAS - FRATES COMPANY

Address " " " Phone 214  
722-5543

Name of Land Planner/Surveyor/Engineer JOE JASSOC. OF TEXAS, INC

Address 10503 FOREST LANE Phone 214  
DALLAS, TX 75243 231-6883

Total Acreage ± 13.4 ac.

Current Zoning PD

No. of Lots/Units 54

Signed [Signature]

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

INFORMATION

Provided or                      Not  
Shown on Plat              Applicable

I. General Information

\_\_\_\_\_

A. Vicinity map

\_\_\_\_\_

B. Subdivision Name

\_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

\_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

\_\_\_\_\_

A. Subdivision boundary lines

\_\_\_\_\_

B. Identification of each lot and block by number or letter



DEVELOPMENT PLAN

— ~~PLUSE 19~~ —

The development plan, in addition to those items included in the preliminary plan, shall include or show:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>
---	---------------------------

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 1. The development plan of the entire planned development or of the proposed phase at a scale of 1" = 100', or as specified by City staff and showing the proposed finished grade of the area at 2 foot intervals.  |
| _____ | _____ | 2. In addition to data and drawings prescribed, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density per net acre and per gross acre in the area or areas proposed to be devoted to residential use.   |
| _____ | _____ | 3. A description of the proposed lots or lots and the boundaries thereof, and proposed setbacks on the lots.  |
| _____ | _____ | 4. With the exception of single family dwellings, the location of each existing and each proposed structure in the development, the use or uses to be contained therein, the number of stories, the gross floor area, and the location of entrances and loading points thereof. If a particular type structure is to be built a number of times, a typical lot layout may be substituted. |
| _____ | _____ | 5. All public rights-of-way, curb cuts, driving lanes, parking areas, loading areas, public transportation areas, and illumination facilities for the same, including existing facilities to be relocated. Design criteria for illumination facilities may be required.   |
| _____ | _____ | 6. All pedestrian walks, malls, and open areas for use by tenants or visitors.  |
| _____ | _____ | 7. All reservations for public uses, including parks, playgrounds, schools and other open spaces.   |

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners.

\_\_\_\_\_

\_\_\_\_\_

9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary.

\_\_\_\_\_

\_\_\_\_\_

10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs.

\_\_\_\_\_

\_\_\_\_\_

11. Facilities for waste disposal on other than single family uses.

\_\_\_\_\_

\_\_\_\_\_

12. Proposed street names for all public and private roads.

\_\_\_\_\_

\_\_\_\_\_

13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open space and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots.

\_\_\_\_\_

\_\_\_\_\_

14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials.

\_\_\_\_\_

\_\_\_\_\_

15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area.

\_\_\_\_\_

\_\_\_\_\_

16. The title page of each application and set of plans shall be signed

by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

---

17. See item 10 on the site plan application for any additional requirements.

# CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Candler LLC DATE 1-23  
 ADDRESS \_\_\_\_\_

Cash     Check     Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Prop. Plat</u>		
<u>Phase 4</u>		<u>97.00</u>
<u>Phase 18</u>		<u>256.00</u>
<u>Phase 19</u>		<u>193.60</u>
	✓	<u>546.60</u>

2306

Received By \_\_\_\_\_ FORM G 1

+

~~XXXXXXXXXXXX~~ DEVELOPMENT PLAN & PLAT  
FACT SHEET

Case No. 84-25-PP/D

Applicant Texas-Frates

Name of Proposed Development Chandlers Landing, Phase 19

Location of Property north & south of the new security gate

Acreage 13.4

Number Lots/Units 56

Current Zoning PD-8

Surrounding Zoning PD-8 & PD-20

Reason for Request \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Information Townhouses north of new entrance. Patio homes south of new entrance and north of Yacht Club. This finishes the development plans for all the single family in Chandlers.

Staff Comments

1. Frontages less than 40 ft.
2. Need play park
3. Label as patio homes on plan
4. Paving widths
5. Submit separate final plats for each area
6. Blocks B, C and D too dense

Planning and Zoning Commission Recommendation:

2/9/84 - Approval subject to legal decision on density and acreage

Council decision

- 3/5/84 - Return to consider lot frontage, parking & paving width.
- 4/2/84 - Approve with all lots meeting minimum lot width at building line



PAWA-Winkelmann  
& Associates, Inc.

CIVIL - TRANSPORTATION ENGINEERS - PLANNERS - SURVEYORS

January 31, 1984

Ms. Karen Martin  
City of Rockwall  
102 E. Washington  
Rockwall, TX 75087

Re: Yacht Club Drive Extension

Dear Karen:

In response to your letter dated January 11, 1984, I have reviewed the Master Plan for Chandlers Landing and in particular, paving requirements for the Yacht Club Drive extension. Currently, Yacht Club Drive has 40 feet of paving which allows two lanes of traffic flow with parking on both sides. Each traffic lane requires 11 feet of paving and parking facilities on each side require 9 feet of paving.

In determining the correct paving width for the extension of Yacht Club Drive, a number of factors were considered such as street design standards, traffic generation, parking demand and the Master Plan layout. In light of these considerations, it is recommended that 40 feet of paving be required for the remainder of Yacht Club Drive in order to insure sufficient circulation for the site. With 40 feet of paving, Yacht Club Drive will serve as a minor collector with parking permitted on each side.

While 40 feet of paving is the preferred width for the extension, 36 feet of paving would be a viable alternative provided that parking be restricted to one side of the thoroughfare or completely eliminated. The proposed Master Plan does not incorporate on-street parking for the extension of Yacht Club Drive. Under these circumstances, 36 feet of paving could be considered as a secondary alternative. However, if on-street parking is provided on each side in the future, then 40 feet of paving would be required for the remainder of Yacht Club Drive.

If you have any further questions regarding this matter, please do not hesitate to contact me.

Sincerely,

PAWA-Winkelmann & Associates, Inc.



Suzanne G. Muenta

SGM/pgw



CHANDLERS LANDING/PHASE 19

January 20, 1984

OVERALL DATA:

Total Gross Area.....±13.4 acres  
Total Number of Units.....56.0 units  
No. of D.U.'s per Gross Acre.....4.2 U/ac.  
Total Net Area (Lots only).....7.2 acres  
No. of D.U.'s per Net Acre.....7.8 U/ac.  
Total No. of Parking Spaces.....126.0 spaces  
(excluding garage parking)  
No. of Parking Spaces per Unit.....2.3 spaces  
(excluding garage parking)  
Total Parking and Street Coverage.....1.0 acres  
Total Open Space.....5.6 acres

TOWNHOMES: LOTS 1-24, BLOCK B

Gross Area.....±4.1 acres  
Total Number of Units.....24.0 units  
No. of D.U.'s per Gross Acre.....5.9 U/ac.  
Total Net Area (Lots only).....2.1 acres  
No. of D.U.'s per Net Acre.....11.4 U/ac.  
Total No. of Parking Spaces.....62.0 spaces  
(excluding garage parking)  
No. of Parking Spaces per Unit.....2.5 spaces  
(excluding garage parking)  
Total Street Coverage.....0.4 acres  
Total Open Space.....2.0 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	3000 sq.ft.
Minimum Floor Area per D.U.....	1000 sq.ft.
Minimum Lot Frontage.....	26 ft.
Minimum Front Setback.....	20 ft. (15 ft. w/side entry garage)
Minimum Rear Setback.....	10 ft.
Minimum Side Yard (abutting structure)....	0 ft.
Minimum Side Yard (abutting street).....	10 ft.
Minimum Bldg. Separation.....	10 ft.(20'every 250')
Maximum Bldg. Coverage.....	60 %
Maximum No. of Attached Units.....	8 units
Maximum Bldg. Height.....	30 ft.

PATIO HOMES: LOTS 1-16, BLOCK A

Gross Area.....	±3.2 acres
Total Number of Units.....	16.0 units
No. of D.U.'s per Gross Acre.....	5.0 U/ac.
Total Net Area (Lots only).....	2.4 acres
No. of D.U.'s per Net Acre.....	6.7 U/ac.
Total No. of Parking Spaces..... (excluding garage parking)	32.0 spaces
No. of Parking Spaces per Unit..... (excluding garage parking)	2.0 spaces
Total Parking & Street Coverage.....	0.3 acres
Total Open Space.....	0.5 acres

*"Single Family"  
60' wide  
25' setback  
6' side gal  
6000 sq ft  
35% coverage*

PATIO HOMES: LOTS 1-8, BLOCK C

Gross Area.....	±2.9 acres
Total Number of Units.....	8.0 units
No. of D.U.'s per Gross Acre.....	2.8 U/ac.
Total Net Area (Lots only).....	1.2 acres
No. of D.U.'s per Net Acre.....	6.7 U/ac.
Total No. of Parking Spaces.....	16.0 spaces
(excluding garage parking)	
No. of Parking Spaces per Unit.....	2.0 spaces
(excluding garage parking)	
Total Parking & Street Coverage.....	0.1 acres
Total Open Space.....	1.6 acres

*6.1  
16  
2.6 U/ac  
street  
2.2*

PATIO HOMES: LOTS 1-8, BLOCK D

Gross Area.....	±3.2 acres
Total Number of Units.....	8.0 units
No. of D.U.'s per Gross Acre.....	2.5 U/ac.
Total Net Area (Lots only).....	1.5 acres
No. of D.U.'s per Net Acre.....	5.3 U/ac.
Total No. of Parking Spaces.....	16.0 spaces
(excluding garage parking)	
No. of Parking Spaces per Unit.....	2.0 spaces
(excluding garage parking)	
Total Parking & Street Coverage.....	0.2 acres
Total Open Space.....	1.5 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	4000 sq.ft.
Minimum Floor Area per D.U.....	1500 sq.ft.
Minimum Lot Frontage.....	40 ft.(at bldg.line)
Minimum Lot Depth.....	100 ft.
Minimum Front Setback.....	20 ft.
Minimum Rear Setback.....	15 ft.
Minimum Side Yard.....	0 ft. and 10 ft.
Minimum Bldg. Separation.....	10 ft.
Maximum Bldg. Coverage.....	60 %
Maximum Bldg. Height.....	30 ft.
Minimum Off-Street Parking.....	2 spaces/unit (excluding garage)

*can be 1200 w/A  
2/1400 w/CAD*



\*REVISIONS TO BLOCKS 2 & 5 - PHASE 19  
(APPROVED BY P&E 2/9/04)

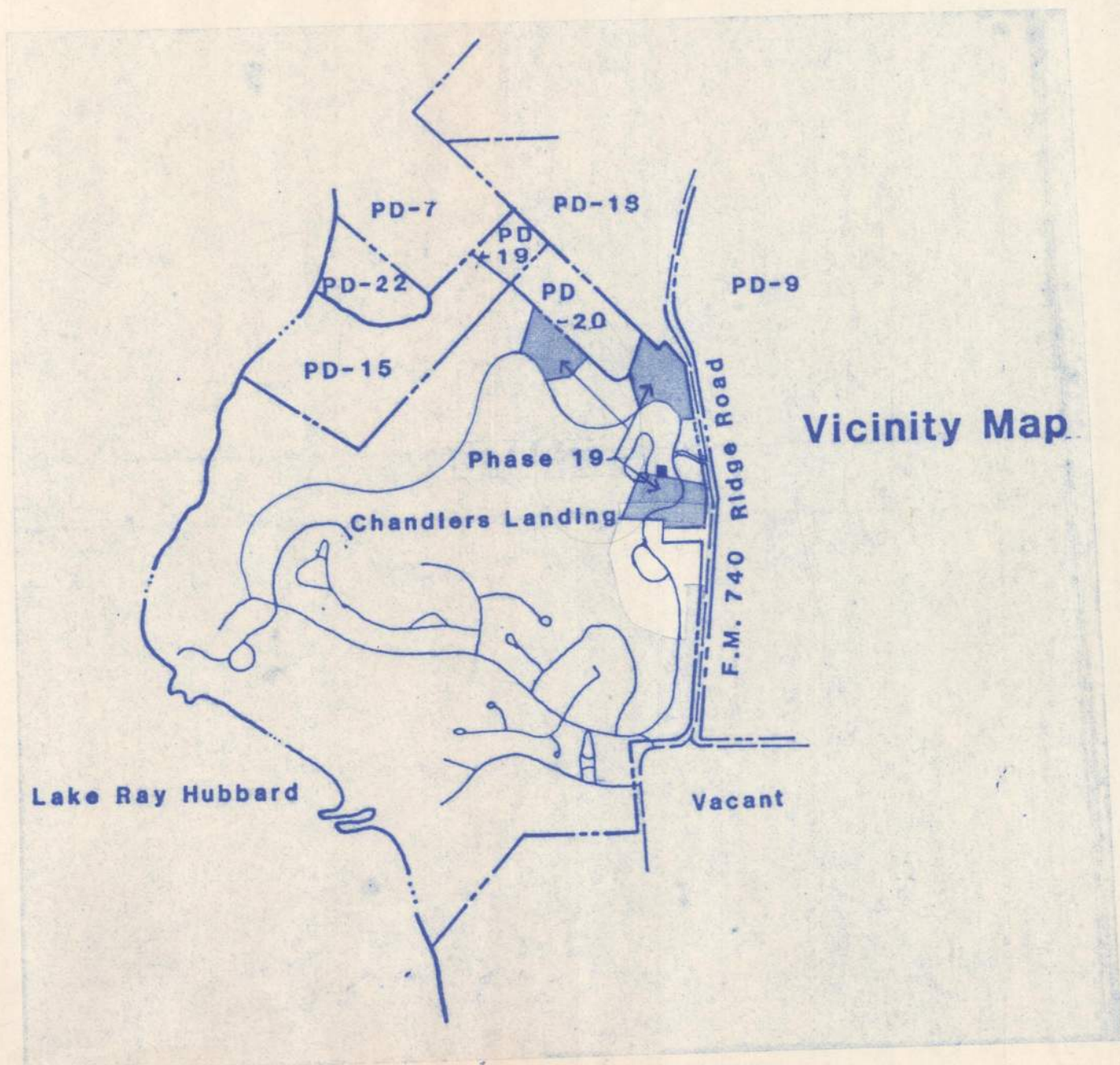
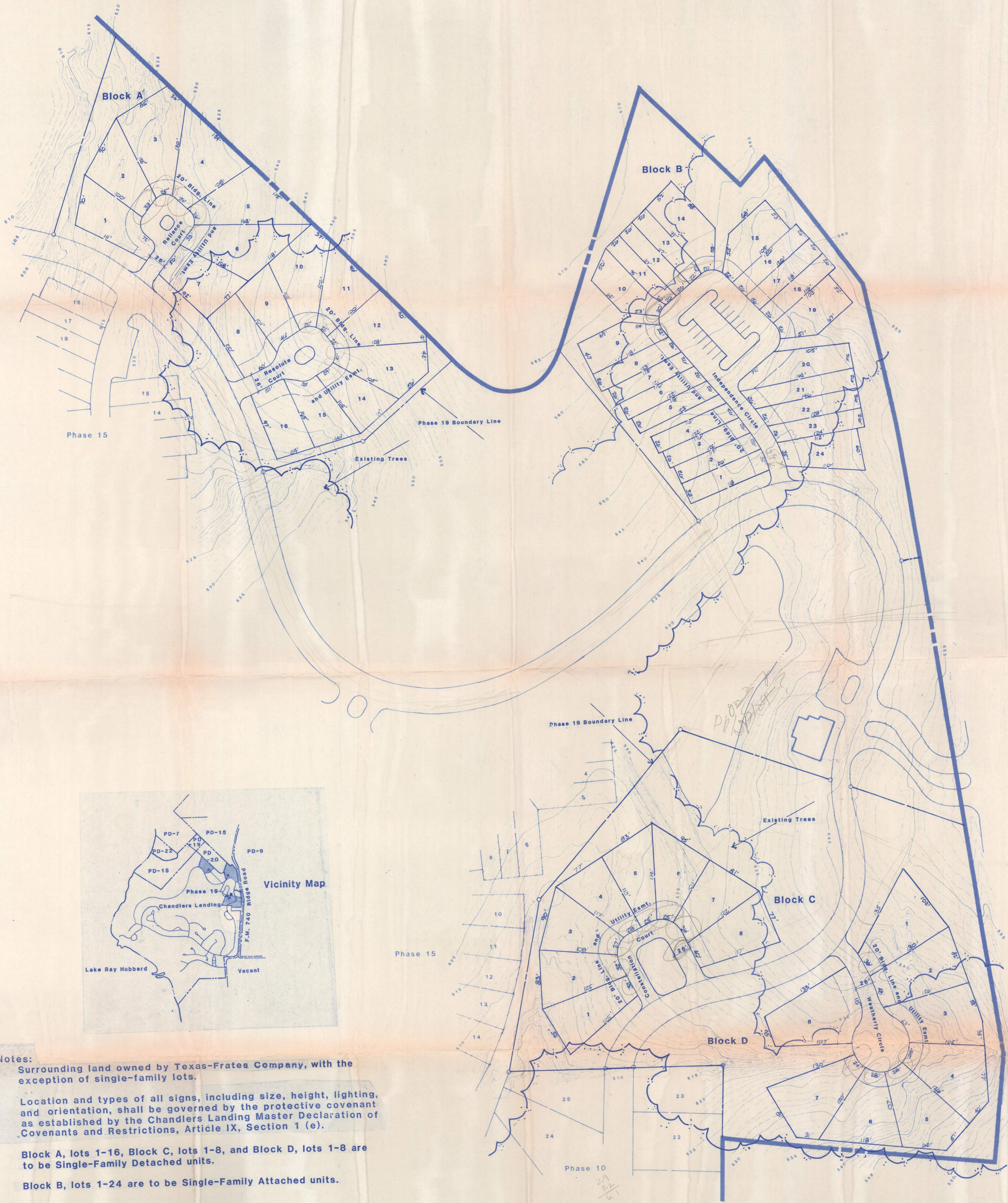


CHANDLERS LANDING  
 PHASE 19 REVISIONS

2/22/84

PREPARED BY:  
 FEE & ASSOCIATES OF TEXAS, INC.





**Notes:**

Surrounding land owned by Texas-Frutes Company, with the exception of single-family lots.

Location and types of all signs, including size, height, lighting, and orientation, shall be governed by the protective covenant as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).

Block A, lots 1-16, Block C, lots 1-8, and Block D, lots 1-8 are to be Single-Family Detached units.

Block B, lots 1-24 are to be Single-Family Attached units.

*[Signature]*  
 Land Planning - Poe and Associates of Texas, Inc.

Phase 19 Development Plan and Preliminary Plat for:

# Chandlers Landing

Rockwall, Texas

