

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-7A-2P Filing Fee \$231.00 Date 9/23/85

Applicant Texas-Frates Company Phone 722-9406

Mailing Address #1 Commodore Plaza, Rockwall, TX 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.)

Phase 16 Townhouse area per attached plat.

I hereby request that the above described property be changed from its present zoning which is

Townhouse District Classification
to S.F. Detached Patio (Zero Lot Line) District Classification
for the following reasons: (attach separate sheet if necessary)

More desirable for environment
More demand for the product
Old area requirements for Townhome must be changed anyway

There ^(Are) ~~XXXXXX~~ deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner X 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 Van R. Hall

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.

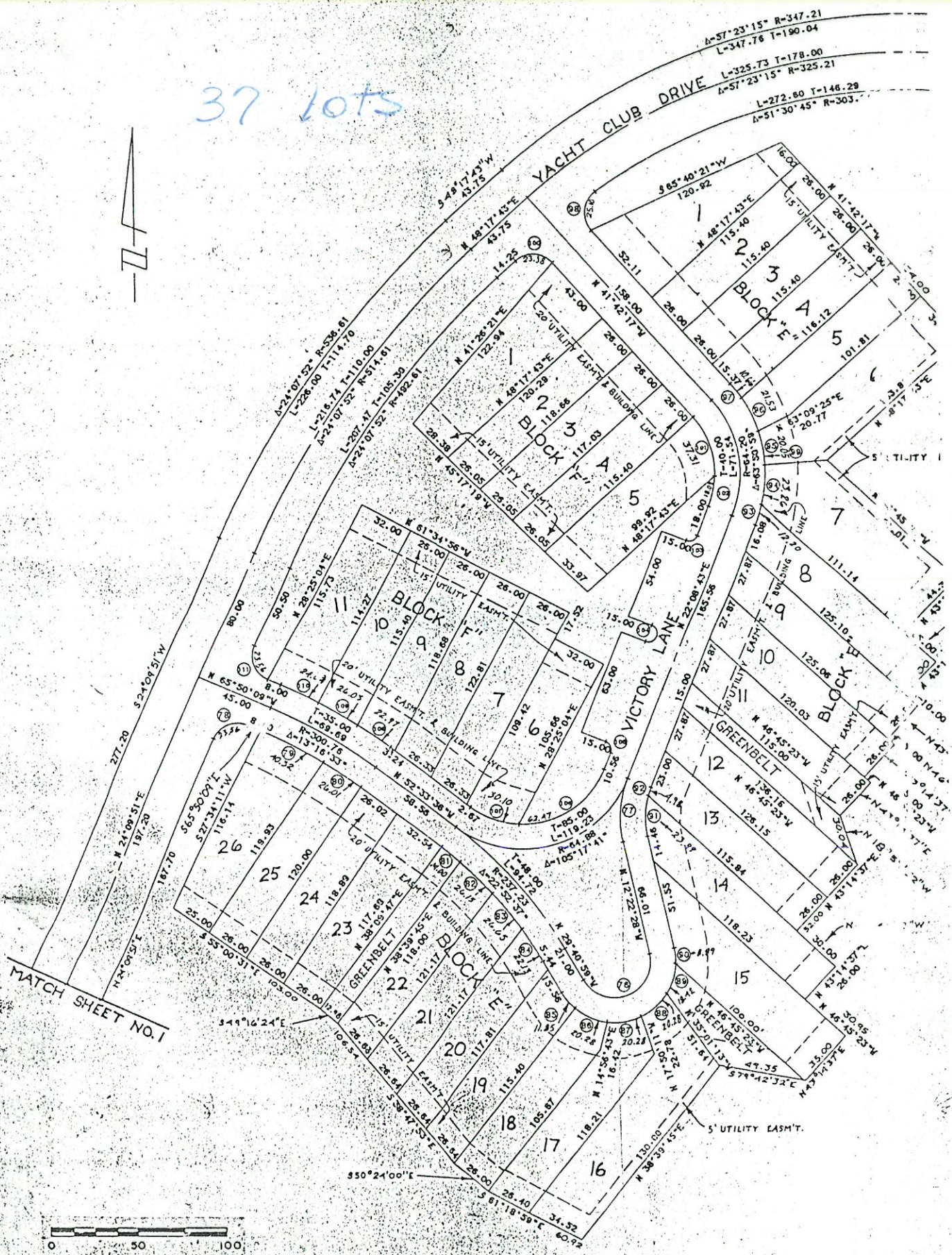
(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

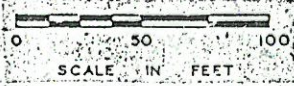
I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)

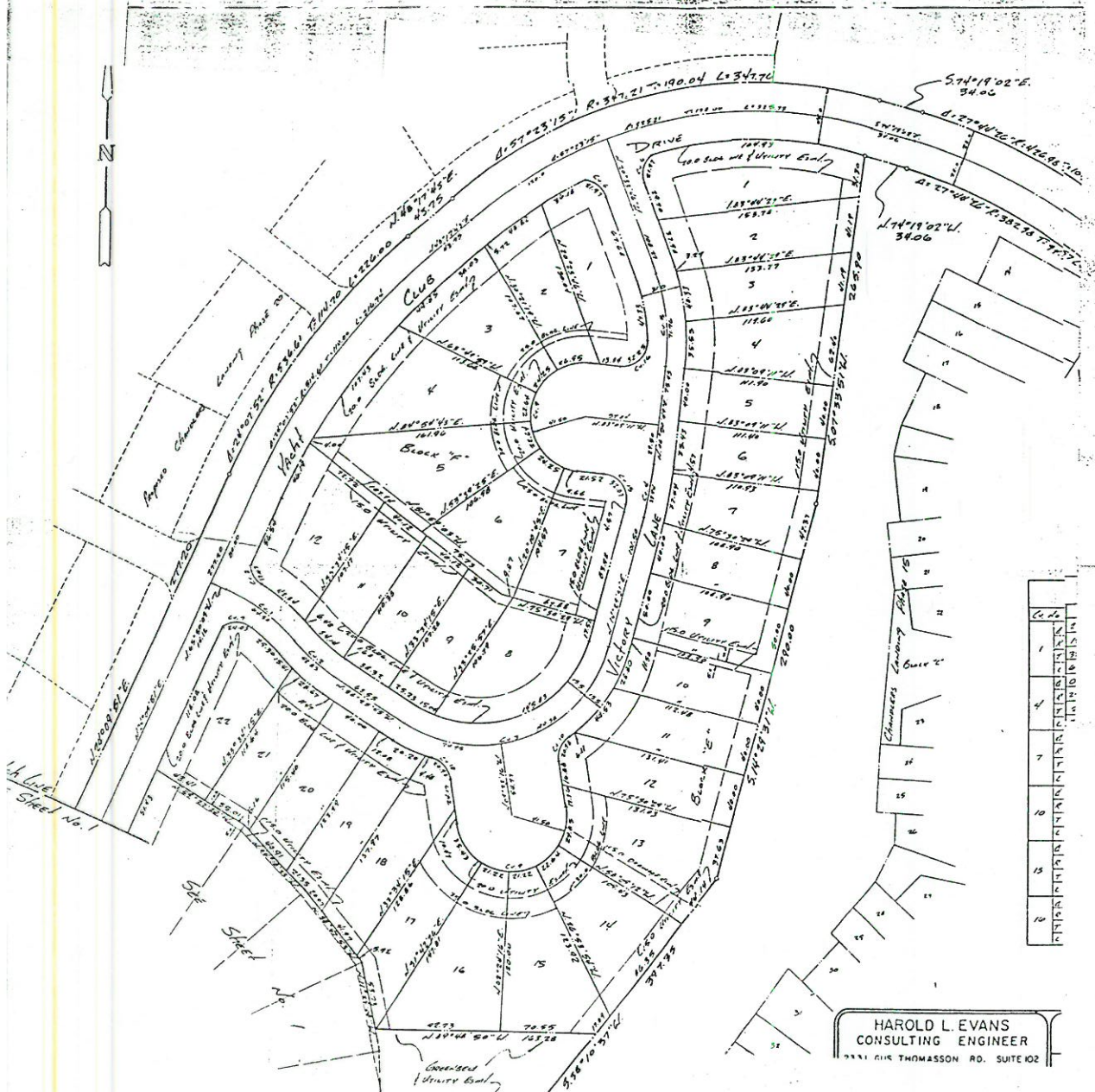
37 lots



MATCH SHEET NO. 1



34 lots



Lot No.	Area
1	1.5
2	1.5
3	1.5
4	1.5
5	1.5
6	1.5
7	1.5
8	1.5
9	1.5
10	1.5
11	1.5
12	1.5
13	1.5
14	1.5
15	1.5
16	1.5
17	1.5
18	1.5
19	1.5
20	1.5
21	1.5
22	1.5
23	1.5
24	1.5
25	1.5
26	1.5
27	1.5
28	1.5
29	1.5
30	1.5
31	1.5
32	1.5
33	1.5
34	1.5

HAROLD L. EVANS
CONSULTING ENGINEER
2221 RUE THOMASSON RD. SUITE 102

	<u>Current Approved Standards as Platted</u>	<u>Proposed Zero Lot Line Standards</u>	<u>Current ZLL Standards</u>
Min. Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.
Min. Floor Area	1,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Min. Lot Frontage	25 ft.	40 ft.	50 ft.
Min. Lot Depth	100 ft.	100 ft.	90 ft.
Min. Front Setback	20 ft.	20 ft.	20 ft.
Min. Rear Setback	7½ ft.	15 ft.	10 ft.
Min. Side Yard	0	0-10 ft.	0-10 ft.
Min. Bldg. Separation	10 ft.	10 ft.	10 ft.
Max. Bldg. Coverage	60%	60%	50%
Max. Bldg. Height	30 ft.	30 ft.	30 ft.
Min. Off Street Parking	2	2	2
Min. Garage Requirement	1	2	2

We would recommend that all other current ZLL=5 standard area requirements be included, such as requiring a 5 ft. maintenance easement.

PATIO HOMES: LOTS 21-39, BLOCK E; LOTS 1-7, BLOCK F

Gross Area.....±7.6 acres
Total Number of Units.....26.0 units
No. of D.U.'s per Gross Acre.....3.4 U/ac.
Total Net Area (Lots only).....2.9 acres
No. of D.U.'s per Net Acre.....8.9 U/ac.
Total No. of Parking Spaces.....68.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.6 spaces
(excluding garage parking)
Total Parking & Street Coverage.....2.1 acres
Total Open Space.....2.6 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)

PLANNING AND ZONING ACTION SHEET

Applicant: Frates Corporation

Case No. 85-74-2/P

Property Description Phase 16, Chandlers Landing - PD-8

Case Subject Matter change prei. plan for part of Phase 16 from townhouse to zero lot line w area requirements

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z: <u>October 10, 1985</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Conditions: approved change w/ proposed area requirements + all other standards not listed in 211-5 district

Date to City Council Nov. 5

Conditions: _____

Ordinance No. _____

Date: _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
(call of Chandlers on tax roll)
- Residents' Responses
- N/A Consultant's Review

Plat/Site Plan Cases

- N/A Application
- N/A Filing Fee
- Plat/Plan
- N/A Engineer's Review
- N/A Consultant's Review

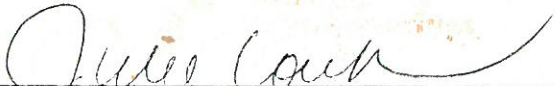
7

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 October, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Frates Corporation
for a Modification to the approved preliminary plan for a portion of Phase 16,
PD-8 Chandlers Landing, to change the land use from townhouse to zero lot line and approve
area requirements.
on the following described property:

Block E, Lots 1 - 26; Block F, Lots 1 - 11, Phase 16, Chandlers Landing

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-74



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. 85-74

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

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

1. Reasonable open spaces more in keeping with
~~z~~ current neighborhood.
2. Present homeowner's expectations (promises?)
would be broken.

Signature Charles B. Key, MD

Address 15 Intrepid Circle

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

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City of Rockwall

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

- 1.
- 2.
- 3.

Signature _____

Address _____

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

1. ~~This is not what was presented to the homeowners.~~
2. We would appreciate the P.Z. having the intestinal fortitude to make FRACORP do what they said they would do one time.
3. Higher density is bad for our tax base as our city and our property values as homeowners. We all have to pay except the Oklahoma developer.

Signature Kanda E. Fox

Address 5913 Scepter

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

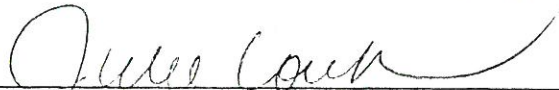
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I am in favor of the request for the reasons listed below. _____

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

1. *These people have changed "game plans" numerous times over the*
2. *past years and have never substantially conformed to the*
3. *plans they outline. I suggest that the original approved plan*
be followed with no further modifications. No more condos
as they are presently building along the lake front.

Signature 

Address 512 Columbia
Rockwall

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Julius Cook
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-74

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

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

1. I purchased ~~land~~ property there with the
2. plan in existence and expect it
3. to stay that way

Signature *[Signature]*

Address 428 C Watch Club
556 West Watch Club
3

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

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

1. I AM OPPOSED ONLY IF THIS WOULD INCREASE
2. DENSITY AS MY PROPERTY VALUE WOULD DECREASE
3. DENSITY AS MY PROPERTY VALUE WOULD DECREASE

Signature 

Address LOT 24 PHASE 4
CHANDLERS LNDG.

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

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

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

1. 2nd man clear to return the other portion of phase
2. 16 would be used for?
3. 2 am strike against a multiple family dwelling
in a residential area. 2h creates different type of
environment. Is man just our residential area. Cause
to many change of property
owners.

Signature Glenn & Hazel Wright

Address #2 Key Dr.

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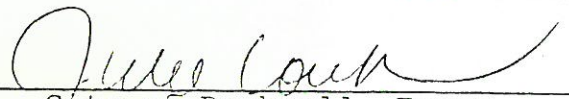
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I am in favor of the request for the reasons listed below. _____

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

1. *High density*
2. *others reasons will be explained at meeting*
3. *Rob Mizell will be authorized to speak for me*

Signature Mrs Robert S. Mizell
Address 3000 Lincoln Plaza LB5
Dallas, 75201

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

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Julia Cook
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-74

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

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

1. I prefer single
2. family home
- 3.

Signature S. G. H.

Address 2926 Barkline Dr.
message to 771100

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

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

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

1. LESS DENSITY
- 2.
- 3.

Signature Rose C. Smith

Address 5801 Ranger Dr.

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

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BEFORE THE PLANNING AND ZONING COMMISSION
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10

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Julio Coub
City of Rockwall, Texas

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

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

1. *looks better; approaches single-family dwelling appearance*
2. *is in accordance with developer's plan*
- 3.

Signature *Richard and Virginia Sharples*
Address *321 Yacht Club Dr.*

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

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

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

1. WE ARE IN FAVOR OF GROWTH IN THE CITY.
- 2.
- 3.

Signature 

Address 1785 EAST I-30
GARLAND, TX 75043

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

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Julio Lopez
City of Rockwall, Texas

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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 *Jeann Teden*
Address 315 Columbia
Rockwall, Texas.

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

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- 1.
- 2.
- 3.

Signature *Daniel Ohts*

Address *201 West Club Drive*
Rockwall

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Julia Cook
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. 85-74

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

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

1. No Commercial
2. Expressive traffic
- 3.

Signature *Louella Baston*

Address 5722 Baston

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 October, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Frates Corporation
for a Modification to the approved preliminary plan for a portion of Phase 16,
PD-8 Chandlers Landing, to change the land use from townhouse to zero lot line and approve
area requirements.
on the following described property:

Block E, Lots 1 - 26; Block F, Lots 1 - 11, Phase 16, Chandlers Landing

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-74

Julius Cook
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. 85-74

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

I am opposed the request for the reasons listed below.

1. Zero lot line housing is more desirable, better property value
2. more saleable
- 3.

Signature *Rosa J Baker*

Address 203 Yacht Club Rd

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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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. 85-74

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

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

1. I am for growth in the area.
- 2.
- 3.

Signature 

Address 1785 E. J-30
GARIAND, TEXAS 75043

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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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. 85-74

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 Joe Holliday
Address 508 Sheffield Suburban
20075081

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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the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Frates Corporation
for a Modification to the approved preliminary plan for a portion of Phase 16,
PD-3 Chandlers Landing, to change the land use from townhouse to zero lot line and approve
area requirements.
on the following described property:

Block E, Lots 1 - 26; Block F, Lots 1 - 11, Phase 16, Chandlers Landing

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 85-74

Julio Lopez
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. 85-74

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.

*Reduces density
of housing in the area.*

Signature *David Gardner*

Address *928 Signal Ridge*

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

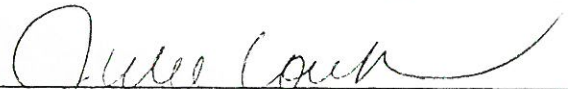
Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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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. 85-74

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

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

- 1.
- 2.
- 3.

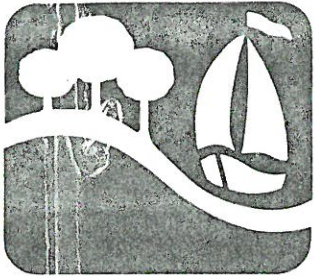
Signature Jean Carnoy

Address #1 Commodore Plaza

Rockwall, TX 75087

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

Thank you,
City of Rockwall



CITY OF ROCKWALL
"THE NEW HORIZON"

October 11, 1985

85-74-2/P

Van Hall
Chandlers Landing
1 Commodore Plaza
Rockwall, Texas 75087

Dear Van:

On October 10, 1985, the Rockwall Planning and Zoning Commission approved the change in land use designation from townhouse to zero lot line for Block E, Lots 1-26 and Block F, Lots 1-11, Phase 16, Chandlers Landing. The area requirements as proposed were also adopted along with any other ZLL-5 area requirement not listed. You are scheduled to appear before the City Council on November 5th at 7:30 P.M.

Let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp

III. C. Hold Public Hearing and Consider Approval of a Request from the Frates Corporation for a Change in Land Use Designation from Townhouse to Zero Lot Line for a Portion of Phase 16, Chandlers Landing PD-8 and Approval of Area Requirements

Frates Corporation has submitted a request to change the land use designation on a portion of Phase 16 from townhouse to zero lot line, single family detached. A copy of the revised lot layout is attached. The area requirements they are proposing are the same as the zero lot line standards that were approved in the Chandlers Master Ordinance several years ago. The standards do not meet our current zero lot line standards, but they are greater than the current townhouse standards. A comparison of the area requirements is as follows:

	<u>Current Approved Standards as Platted</u>	<u>Proposed Zero Lot Line Standards</u>	<u>Current ZLL Standards</u>
Min. Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.
Min. Floor Area	1,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Min. Lot Frontage	25 ft.	40 ft.	50 ft.
Min. Lot Depth	100 ft.	100 ft.	90 ft.
Min. Front Setback	20 ft.	20 ft.	20 ft.
Min. Rear Setback	7½ ft.	15 ft.	10 ft.
Min. Side Yard	0	0-10 ft.	0-10 ft.
Min. Bldg. Separation	10 ft.	10 ft.	10 ft.
Max. Bldg. Coverage	60%	60%	50%
Max. Bldg. Height	30 ft.	30 ft.	30 ft.
Min. Off Street Parking	2	2	2
Min. Garage Requirement	1	2	2

We would recommend that all other current ZLL-5 standard area requirements be included, such as requiring a 5 ft. maintenance easement.

The Planning and Zoning Commission has recommended approval.

IV. Hold Public Hearing and Consider Approval of a Request from Frates Corporation for a Change in Land Use Designation from Townhouse to Zero Lot Line for a Portion of Phase 16, Chandlers Landing PD-8 and Approval of Area Requirements

Frates Corporation has submitted a request to change the land use designation on a portion of Phase 16 from townhouse to zero lot line, single family detached. A copy of the revised lot layout is attached. The area requirements they are proposing are the same as the zero lot line standards that were approved in the Chandlers Master Ordinance several years ago. The standards do not meet our current zero lot line standards, but they are greater than the current townhouse standards. A comparison of the area requirements is as follows:

	<u>Current Approved Standards as Platted</u>	<u>Proposed Zero Lot Line Standards</u>	<u>Current ZLL Standards</u>
Min. Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.
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Min. Lot Depth	100 ft.	100 ft.	90 ft.
Min. Front Setback	20 ft.	20 ft.	20 ft.
Min. Rear Setback	7½ ft.	15 ft.	10 ft.
Min. Side Yard	0	0-10 ft.	0-10 ft.
Min. Bldg. Separation	10 ft.	10 ft.	10 ft.
Max. Bldg. Coverage	60%	60%	50%
Max. Bldg. Height	30 ft.	30 ft.	30 ft.
Min. Off Street Parking	2	2	2
Min. Garage Requirement	1	2	2

We would recommend that all other current ZLL=5 standard area requirements be included, such as requiring a 5 ft. maintenance easement.

P+Z MINUTES 10/10/85

The Commission then held a public hearing and considered approval of a request from the Frates Corporation for a change in land use designation from townhouse to zero lot line for a portion of Phase 16 Chandlers Landing PD-8 and approval of area requirements. Mrs. Couch explained to the Commission that Chandlers Landing was requesting to change the land use designation for certain lots in Phase 16 in Chandlers Landing from single family attached townhouse units to zero lot line single family detached units. She indicated that the total number of lots would be reduced from 37 to 34. She also reviewed the proposed area requirements as submitted. The Chairman opened the public hearing and called for comments. Two people in the audience asked for clarification regarding the proposed changes. There being no further comments, the Vice Chairman closed the public hearing. After a brief discussion, Norm Seligman made a motion to approve the change in land use designation and approval of area requirements submitted in addition to all of the unlisted area requirements as stated in the Zero Lot Line Zoning District Classification of the Comprehensive Zoning Ordinance. J. D. Jacobs seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance regulating exterior building materials for accessory structures in "SF-16", "SF-10", "SF-7", Zero Lot Line 5, and "2-F" Zoning Classifications. The Vice Chairman opened the public hearing. Mrs. Couch explained that the Planning and Zoning Commission was considering the Zoning Ordinance to establish exterior building material requirements for accessory structures in single family, zero lot line and duplex districts. She explained that the current ordinance had no such provisions regarding exterior building materials. Mrs. Couch reviewed some proposed wording for amendment to the ordinance, explaining that the proposed revisions provided for requiring that accessory buildings have the same kinds of exterior covering materials as the main structures on the lot, but that the wording would not require that the covering be in the same proportion. She also indicated that these changes would only affect detached accessory buildings in these districts, not the main structures. There being no one present to comment, the Vice Chairman closed the public hearing. After some discussion, Norm Seligman made a motion to recommend the following changes to the Zoning Ordinance:

1. That permitted uses in the "SF-16", "SF-10", "SF-7", ZLL-5, and 2-F Districts be amended to revise storage building requirements to read "Accessory buildings each not to exceed 250 sq. ft. in area nor 15 ft. in height provided the exterior covering contains only the same materials as the main structure and is an accessory to a residential use on the same lot.

One portable storage building per lot is not to exceed 120 sq. ft. in area nor 10 ft. in height and is an accessory to a residential use on the same lot."

Conditional uses in the same district would be amended to read "Accessory buildings to include detached garages