

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

5.26.82

APPLICATION FOR ZONING CHANGE

Case No. 85-84-P-D Filing Fee \$263.00 Date _____
Applicant Rockwall South Joint Venture Phone 214-455-3082
Mailing Address Box 1234, Greenville, Texas 75401

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.)

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

SF - 7 District Classification
to _____ District Classification
for the following reasons: (attach separate sheet if necessary)

There (Are) deed restrictions pertaining to the intended use of the property.
(Are Not)

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 Jim C. Peters
Jim C. Peters, Trustee

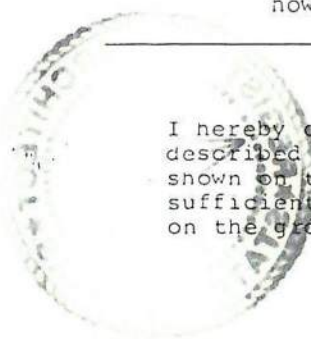
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each 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)



APPLICATION FOR ZONING CHANGE

Case No. 85-84-P-D Filing Fee \$203.00 Date _____
Applicant Rockwall South Joint Venture Phone 214-455-3082
Mailing Address Box 1234, Greenville, Texas 75401

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.)

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

SF 10

District Classification

to _____

District Classification

for the following reasons: (attach separate sheet if necessary)

There ^(Are) ~~(Are Not)~~ 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 _____

Jim C. Peters, Trustee

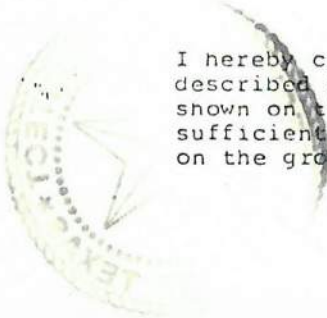
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Surveyor or Attorney for Applicant
(Mark out one)





DATA

- SF-10
- 21 - SINGLE FAMILY LOTS
DETACHED CONVENTIONAL LOTS
TYPICAL LOT 80' x 150'
- 75 - ZERO-LOT-LINE CLUSTER HOMES
SINGLE FAMILY - REAR ENTRY DRIVES
TYPICAL LOT 50' x 80'





CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

002287

(214) 722-1111

Metro 226-7885

Cash Receipt

205 West Rusk

Name Rockwall South - post Water Date 10-29-85

Mailing Address PO BOX 1234 DICKINSON TX

Job Address _____ Permit No. _____

Check 1025 Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616	1025	Sewer Availability	33-3836	
Subdivision Plats	3619		Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 1025 Received by JMK

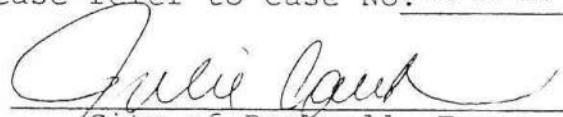
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 14th day of November, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Rockwall South Joint Venture
for a change in the Preliminary Plan for Chandlers Landing, PD-8 to change the
land use on a portion of "1-A" from "SF-10" and "SF-7" single family to
"Cluster Home" development (a copy of the site plan is available for review at
City Hall)
on the following described property:

See Attached Field Notes

(See Attached Map for Location)

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. 85-84-PD



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. 85-84-PD

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 _____

Address _____

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

Thank you,
City of Rockwall

PROPOSED ZONING
SF-7 TO CLUSTER HOMES.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North $46^{\circ} 18' 55''$ West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North $54^{\circ} 39' 29''$ East a distance of 54 feet to a point for a corner;
THENCE: North $74^{\circ} 47' 07''$ East a distance of 14.70 feet to a point for a corner;
THENCE: South $44^{\circ} 59' 06''$ East a distance of 89.31 feet to a point for a corner;
THENCE: South $3^{\circ} 55' 02''$ East a distance of 42.77 feet to a point for a corner;
THENCE: South $67^{\circ} 27' 32''$ East a distance of 189.78 feet to a point for a corner;
THENCE: North $62^{\circ} 44' 42''$ East a distance of 43.88 feet to the Point of Beginning of this tract;
THENCE: North $1^{\circ} 17' 12''$ West a distance of 21.50 feet to a point for a corner;
THENCE: North $88^{\circ} 42' 48''$ East a distance of 756.44 feet to a point for a corner on a circular curve to the left having a central angle of $56^{\circ} 22' 10''$, a radius of 184.75 feet, and a chord that bears South $57^{\circ} 04' 17''$ East a distance of 174.52 feet;
THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to a point for a corner;
THENCE: South $85^{\circ} 15' 22''$ East a distance of 83.83 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of $42^{\circ} 14' 23''$ and a radius of 152.74 feet;
THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to a point for a corner;
THENCE: South $43^{\circ} 00' 59''$ East a distance of 19.74 feet to a point for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;
THENCE: South $46^{\circ} 59' 01''$ West along the Northerly right-of-way line of Henry M. Chandler Drive a distance of 153.61 feet to a point for a corner and the beginning of a circular curve to the right having a central angle of $21^{\circ} 41' 24''$ and a radius of 782.99 feet;
THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to a point for a corner;
THENCE: South $68^{\circ} 40' 25''$ West a distance of 11.91 feet to a point for a corner and the beginning of a circular curve to the left having a central angle of $23^{\circ} 11' 15''$ and a radius of 136.48 feet;
THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to a point for a corner;
THENCE: South $45^{\circ} 29' 10''$ West a distance of 120.24 feet to a point for a corner;
THENCE: North $38^{\circ} 21' 05''$ West a distance of 402.14 feet to a point for a corner;
THENCE: North $56^{\circ} 39' 37''$ West a distance of 232.26 feet to a point for a corner;
THENCE: North $67^{\circ} 16' 48''$ West a distance of 162.79 feet to the Point of Beginning and Containing 6.497 Acres of Land.

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 7. M. on the 14th day of November, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Cutter Hill Phase III Homeowners Association
for a change in development plan for Cutter Hill, Phase III to add
carports to existing parking for Phase III

on the following described property:

Phase III, Cutter Hill 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. 85-87-D



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. 85-87-D

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 _____

Address _____

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

Thank you,
City of Rockwall

PROPOSED ZONING
SF-10 TO CLUSTER HOMES

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North $54^{\circ} 39' 29''$ East a distance of 54 feet to a point for a corner;

THENCE: North $74^{\circ} 47' 07''$ East a distance of 14.70 feet to a point for a corner and the Point of Beginning of this tract;

THENCE: North $74^{\circ} 47' 07''$ East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to a point for a corner;

THENCE: North $33^{\circ} 38' 08''$ East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 320.50 feet to a point for a corner;

THENCE: South $58^{\circ} 21' 52''$ East a distance of 360.50 feet to a point for a corner;

THENCE: South $71^{\circ} 11' 52''$ East a distance of 323.50 feet to a point for a corner;

THENCE: South $71^{\circ} 44' 55''$ East a distance of 173.95 feet to a point for a corner on a circular curve to the left having a central angle of $15^{\circ} 49' 44''$, a radius of 214.24 feet, and a chord that bears South $20^{\circ} 58' 20''$ East a distance of 59.00 feet;

THENCE: Along said curve an arc distance of 59.19 feet to a point for a corner;

THENCE: South $88^{\circ} 42' 48''$ West a distance of 756.44 feet to a point for a corner;

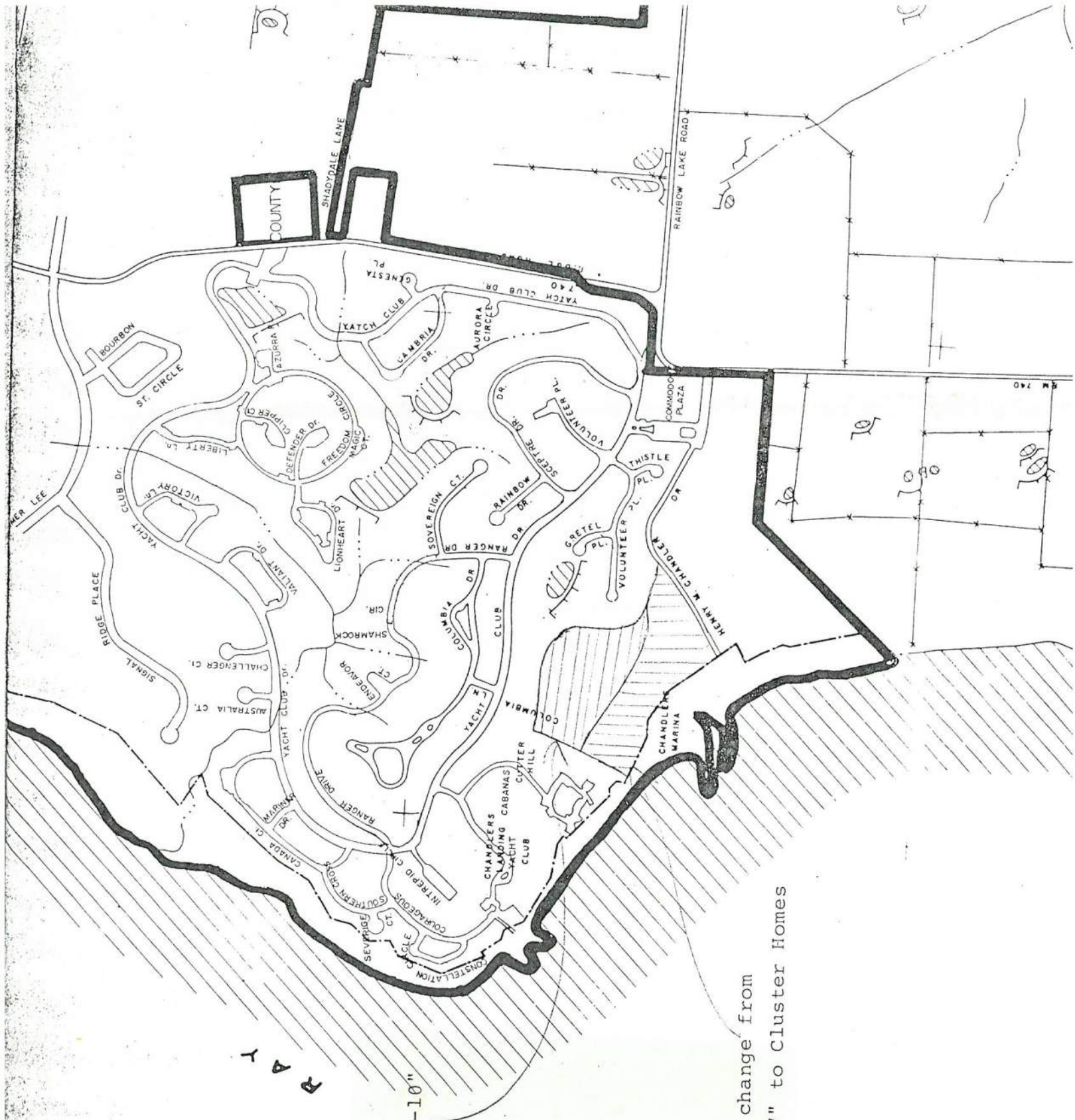
THENCE: South $1^{\circ} 17' 12''$ East a distance of 21.50 feet to a point for a corner;

THENCE: South $62^{\circ} 44' 42''$ West a distance of 43.88 feet to a point for a corner;

THENCE: North $67^{\circ} 27' 32''$ West a distance of 189.78 feet to a point for a corner;

THENCE: North $3^{\circ} 55' 02''$ West a distance of 42.77 feet to a point for a corner;

THENCE: North $44^{\circ} 59' 06''$ West a distance of 89.31 feet to the Point of Beginning and Containing 5.055 Acres of Land.



Area of "1-A"
to remain "SF-10"

Area of "1-A" to change from
"SF-10" and "SF-7" to Cluster Homes

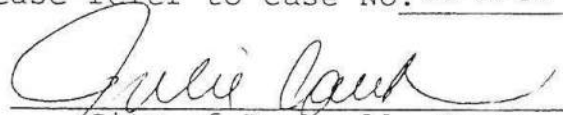
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock P. M. on the 14th day of November, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
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for a change in the Preliminary Plan for Chandlers Landing, PD-8 to change the
land use on a portion of "1-A" from "SF-10" and "SF-7" single family to
"Cluster Home" development (a copy of the site plan is available for review at
City Hall)
on the following described property:

See Attached Field Notes

(See Attached Map for Location)

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. 85-84-PD


City of Rockwall, Texas

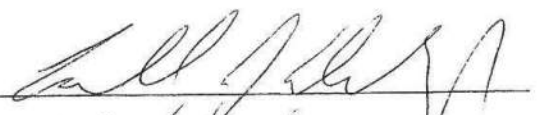
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-84-PD

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

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

1. Chandler's already has more than enough multiple family
2. dwelling's
- 3.

Signature 
Address 5926 Volvestar

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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Julie Cant
City of Rockwall, Texas

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

Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. overall plan was balanced for density. Do not change now.
2. Too crowded along the water-front already
3. Need to be able to see the water from up the hill
Blocking the water front view detract from
current values.

Signature: *W.A. Fleener*
Address: 436 B Yacht Club Dr.

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

Thank you,
City of Rockwall

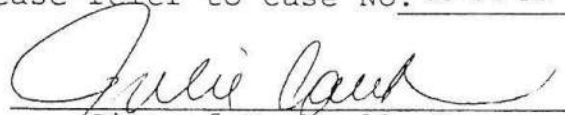
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City Hall)
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See Attached Field Notes

(See Attached Map for Location)

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City of Rockwall, Texas

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

Case NO. 85-84-PD

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

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

1. *There is more than enough multi-family housing in the area.*
2. *Rezoning this piece "multi-family" will deter single-family construction in the*
3. *adjacent portion of I-A and ultimately lead to ~~more~~ zoning of it to*
multi-family housing.

Signature Norman Benschke
Address 223 Sovereign Ct

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

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(See Attached Map for Location)

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Julie Cant
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. 85-84-PD

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

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

1. Should stay as zoned with original plans when
2. property was purchased.
3. too crowded

Signature Margaret G. Fleener
Address 436 B Yacht Club Dr

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

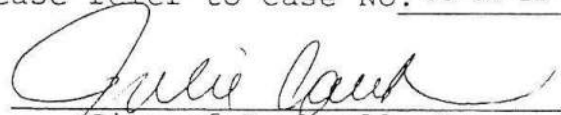
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Case NO. 85-84-PD

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

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

1. This land is designated SF10 single family - honest
2. that is what we want to have.
- 3.

Signature Mr. Jean Hunko

Address 224 Sovereign Court

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

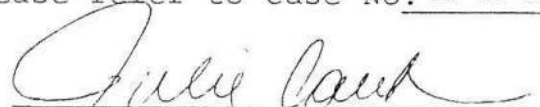
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Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. ~~INTRUDERS~~ cars will be immediately spotted
2. IT will be an asset To that property
3. Property value will increase affecting positively every ^{CL's} home owner

Signature John G O'Brien
Address 104 Aurora Cir.
Rockwall 75087

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

Thank you,
City of Rockwall

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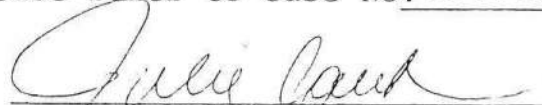
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City of Rockwall, Texas

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

Case NO. 85-84-PD

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 Joel + Joni Holladay

Address 508 Sheffield, Rockwall, Tex

Check one item PLEASE and return the notice to this office IMMEDIATELY. 75081

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

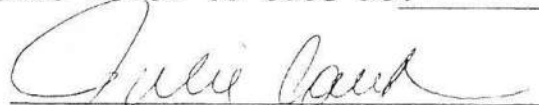
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(See Attached Map for Location)

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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. 85-84-PD

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

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

1. As citizens and tax payers, we deserve some protection by the city. This land has always been zoned + represented as single family.
2. We spent a lot of time and money defend our homes and property rights 2 years ago against this, and we don't deserve this type of treatment.
3. If this man really bought this land he knew it was zoned S7 and S-10 when he did so. If not, this is just a smoke screen and for Danny Falbert and his original condo plan.

Signature Shanda E. Fry

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

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Julie Cant
City of Rockwall, Texas

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

Case NO. 85-84-PD

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 bought the property with the understanding that this
2. property is zoned for single-family resident and property
3. value will have significant impact and it will discourage
other professionals -

Signature Kevin Tolts
Address Lot 9 - Chandlers Tech club
Drive

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

Thank you,
City of Rockwall

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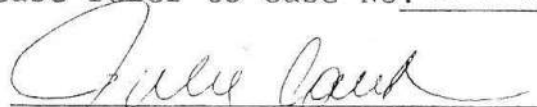
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-84-PD

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

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

1. Another attempt to raise density against the
will of the other residents
- 2.
3. map doesn't give enough detail to make
an intelligent judgment!

Signature Walter R. Wood

Address 205 Rainbow Circle

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

Thank you,
City of Rockwall

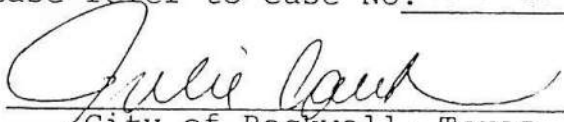
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Case NO. 85-84-PD

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 am opposed to this plan and desire that the zoning be continued as is.
2. Jason Property owners request that present zoning be maintained.
3. Jason Property owners' values will be substantially depreciated, as a result of this
opposed plan.

Signature William F. Kuster

Address 401 Yacht Club Drive

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

Thank you,
City of Rockwall

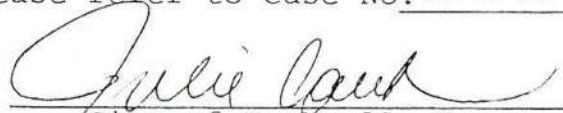
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Case NO. 85-84-PD

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

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

1. No desire to increase volume of traffic.
2. Prefer single family homes throughout CLYC. to reduce non-resident ownership, which we consider detrimental to the area.
3. Resident ownership means more involvement in community, which you do not get from "Cluster Homes".

Signature Mary A. Kirk

Address 216, Sovereign Ct.

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

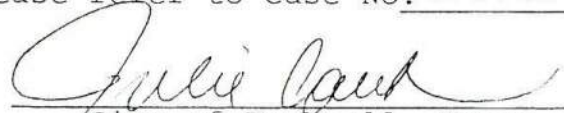
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Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. The increased density will lower existing property values.
2. The increased density will increase traffic in the area.
3. and will detract from the overall appearance of the community as it was planned and presented when I bought my property - there is no real need for the zoning change on the part of the community.

Signature William S. Thompson
Address #1 Tropical Circle Rockwall

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

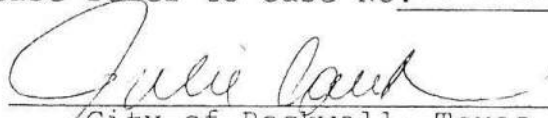
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Case NO. 85-84-PD

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

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

1. *There are more than enough multipamily units in Rockwall already. Many are vacant.*
2. *Single family homeowners are trying to sell out of fear of this change.*
3. *Why downgrade a beautiful community - This benefits only out-of-state developers, not Rockwall.*

Signature Rosna D. Humphreys
Address One Luttrell Cr.

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

Thank you,
City of Rockwall

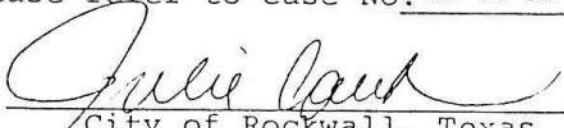
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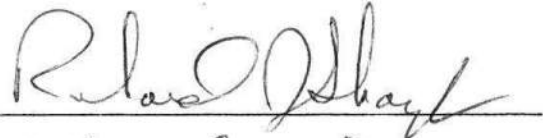
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Case NO. 85-84-PD

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

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

1. *The additional density will increase traffic congestion.*
2. *The requested change will unduly impinge on others' view of the lake.*
3. *The current zoning reflects the end product of a long and divisive debate which should not be reopened.*

Signature 

Address 321 Yacht Club Drive

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

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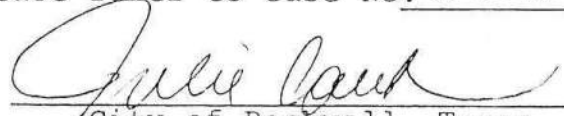
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City of Rockwall, Texas

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Case NO. 85-84-PD

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

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

1. We need homes (single) that are larger,
2. preferably zero lot line type.
- 3.

Signature Patricia Z. Baker
Address 456-C yacht club Dr

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

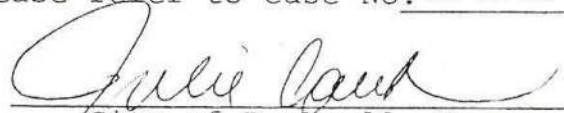
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Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below. 2

1. Lower property values
2. Block views
- 3.

Signature D C Ramp

Address _____

DONALD C. RAMP
308 COLUMBIA DR.

Check one item PLEASE and return the notice to the **ROCKWALL, TEXAS 75087-5706** IMMEDIATELY.

Thank you,
City of Rockwall

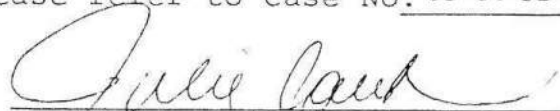
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. INCONSISTENT WITH ADJACENT DEVELOPMENT
2. HIGH DENSITY
3. NEGATIVE IMPACT ON PROPERTY VALUES OF ADJACENT SF HOMES

Signature 
Address LOT 10, BLOCK B and
438-H YACHT CLUB DR.
ROCKWALL, TX

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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Julie Cant
City of Rockwall, Texas

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Case NO. 85-84-PD

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

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

- 1.
2. I feel that this area should remain SF-10,
3. single family, because the surrounding area
is single family and cluster homes are not
appearing to the eyes.
Cluster homes will
not enhance the
view of the DAKWA

Signature [Signature]
Address 7317 Brentwood Drive,
Dallas, Texas 75214

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

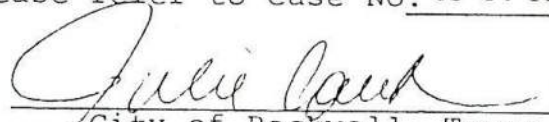
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Case NO. 85-84-PD

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

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

1. *trend to transient ownership*
2. *current fact of high density housing*
3. *unsightly nature of high density housing*
4. *lowers square foot value of housing in the area*
5. *benefits developer and not the homeowners*
6. _____

Signature 

Address 208 Rainbow Circle

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

Thank you,
City of Rockwall

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Julie Paul
City of Rockwall, Texas

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Case NO. 85-84-PD

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 based my home ownership on plan showing single family*
2. *and these developers now are always trying to make more*
3. *money by changing to greater density. My home use to be*
worth \$190,000 and now I can't give away at
\$160,000 with points to get 8 1/2 interest rate. Thanks alot
for all the changes that created so much competition.

Signature C. Vincent Miller
Address (for: 213 Sovereign Ct, Rockwall TX)
2021 S. Oakland Ave, Aurora Co.

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

Thank you,
City of Rockwall

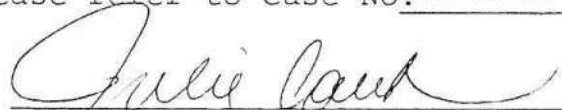
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Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. Reevaluates our property.
- 2.
- 3.


Signature _____
Address 419 Columbia, Rockwall.

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

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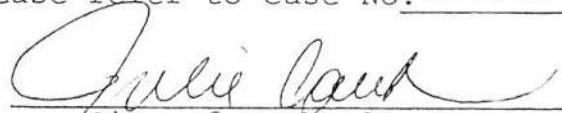
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Case NO. 85-84-PD

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

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

1. Not what was last approved by residents
 2. Density twice what we were told would be constructed
 3. The entire AT plot is supposed to be single family dwellings.
 4. How many more times do we have to fight this battle?
- Signature Regina J. Hallock
Address 332 Sovereign Ct

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
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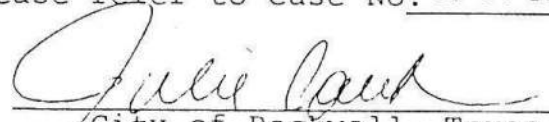
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on the following described property:

See Attached Field Notes

(See Attached Map for Location)

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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. 85-84-PD

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

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

1. The single family ruling on I-A was made just a year ago.
2. The owners of the property seem determined to change the zoning to squeeze more money out of the land without regard for the home owners.
3. If I must vote against the zoning change every year - I will do so.

Signature J. Ringer

Address 201 Sovereign Ct.

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

Thank you,
City of Rockwall

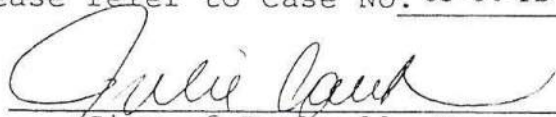
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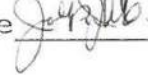
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Case NO. 85-84-PD

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

1. ~~I have~~ I have been a homeowner for the last three years and have
seen the value of my property go down ~~to~~ due to this type
2. activity at Chandlers Landing. Consideration should be
given to the present home ~~owners~~ owners and lot owners.
- 3.

Signature  _____
Address JOHNNY JOHNSTON
6 INTREPID CIRCLE
CHANDLERS LANDING
ROCKWALL, TX 75087

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

Thank you,
City of Rockwall

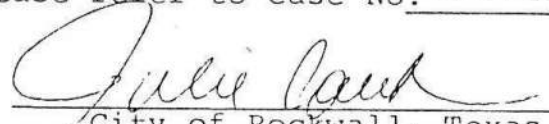
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Case NO. 85-84-PD

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

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

1. *Much to much congestion around the Marina*
2. *Not enough roads in and out of the area 1-A*
- 3.

Signature Elliott S. Bell
Address 208 H/M Chased Cor Dr

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

Thank you,
City of Rockwall

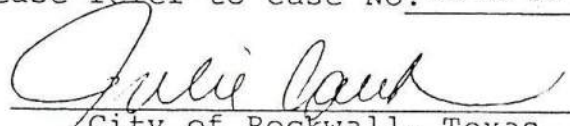
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Case NO. 85-84-PD

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

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

1. *This is just another attempt to change the original concept*
 2. *under which we all bought our homes - and to*
 3. *cheapen the neighborhood and lower the existing*
property values of homes bought under the original
plans. I will sue if it is approved all concerned;
if that happens.
- Signature *Robert J. Co*
Address *211 yacht Club Dr*

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

Thank you,
City of Rockwall

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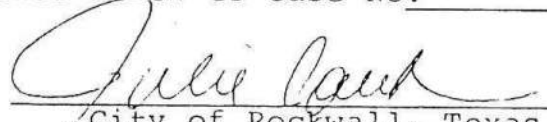
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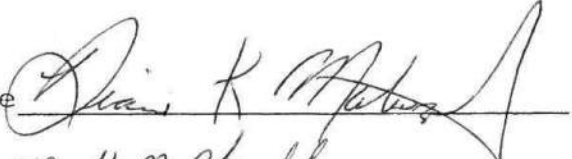
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Case NO. 85-84-PD

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

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

- 1.
- 2.
- 3.

Signature 

Address 119 H.M. Chandler

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

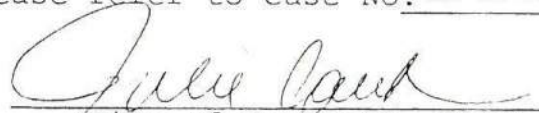
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City of Rockwall, Texas


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Case NO. 85-84-PD

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

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

1. Chandlers Landing presently have an excess of "multi-family" residences.
2. The above would increase traffic congestion.
3. Property values would be decreased.


Signature Edward M. Ruggiera
Address 3837 Acorn Dr Circle
Halland, TX 75043 **

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

** Note: Owners of
506 Columbia Drive
Chandlers Landing

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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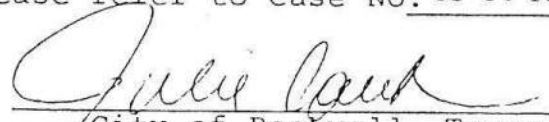
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City of Rockwall, Texas

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Case NO. 85-84-PD

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

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

1. *Too many people - not enough roads.*
2. *No security if they have to enter on Chandlers Drive.*
3. *Will destroy country atmosphere.*

Signature Thomas A. Kelly
Address 122 H.M. Chandlers

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

Thank you,
City of Rockwall

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Julie Cant
City of Rockwall, Texas

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Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. Will block S.F. views.
2. Will PROBABLY require UNSECURED access off
3. N.M. Chandler DR.
Will DESTROY BEAUTY OF THE HILLSIDE w/ hill density

Signature J.P. Kelly
Address Lot 2 Section 28 10th St.

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

Thank you,
City of Rockwall

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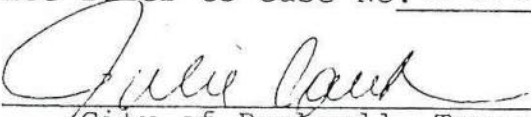
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City of Rockwall, Texas


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Case NO. 85-84-PD

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 

Address 275 H.M. Chandler Dr.

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

Thank you,
City of Rockwall

(12345 Lakewood Rd)
Biller 75244

BEFORE THE PLANNING AND ZONING COMMISSION
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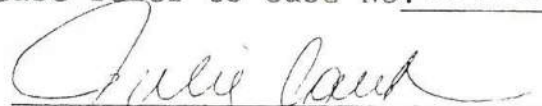
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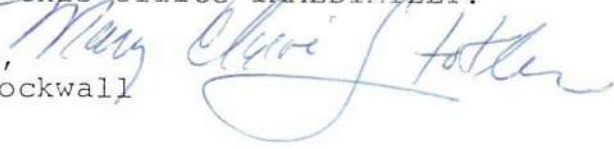
I am opposed the request for the reasons listed below.

1. *I thought homeowners opinion was clear the*
2. *last time this issue came up. We do not want*
3. *cluster homes, town homes or any other form*
of high density condo's in 1A. It is zoned
single family, we have relied on it staying
single family and we
will not accept
any thing else.

Signature *Brendy J. Stottle*

Address *60110 Volunteer Place*

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

Thank you,
City of Rockwall


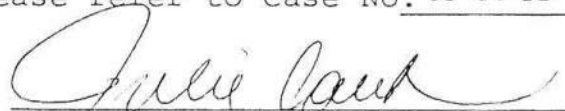
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City of Rockwall, Texas

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Case NO. 85-84-PD

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

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

1. Not another effort to change the zoning
2. We at Chandlers want single family only
3. in this area. Must we contest this
effort every year? No Condos, No
Clusters, No Zone Change.

Signature Richard and Debra Selye

Address 202 Rainbow Circle

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

Thank you,
City of Rockwall

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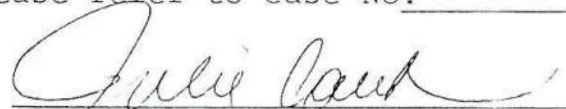
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Case NO. 85-84-PD

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

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

1. *Chandler's is losing its "charm" and exclusiveness by*
2. *becoming too densely populated. Numerous additions*
3. *like this will only extend the "I-30 Corridor" overpopulation*
into Rockwall and lower existing home values.

Signature Mary D. Bowman

Address 109 Chandler Dr

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

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Julie Paul
City of Rockwall, Texas

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Case NO. 85-84-PD

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 to high density housing -
- 2.
- 3.

Signature Ann G. Paul
Address 202 Springs Ct.

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

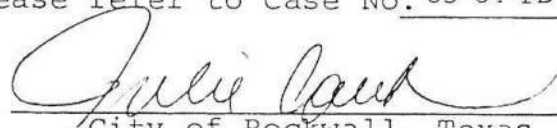
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Case NO. 85-84-PD

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

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

1. Chandlers does not need any more cluster homes,
~~condos~~, or lessor type housing.
- 3.


Signature Diane Peuby
Address 413 Columbia Dr

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

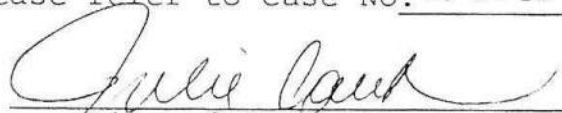
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Case NO. 85-84-PD

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

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

1. High Density
2. Reduce quality of life
3. They would use city services, but not vote for them

Signature J. Lewis
Address 201 RAINBOW

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

Thank you,
City of Rockwall

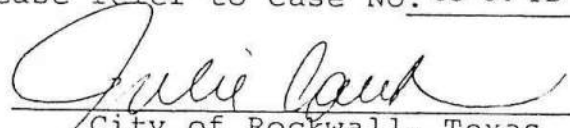
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CITY OF ROCKWALL, TEXAS

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for a change in the Preliminary Plan for Chandlers Landing, PD-8 to change the
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(See Attached Map for Location)

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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. 85-84-PD

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 David Roberts

Address 201 York Club

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

Thank you,
City of Rockwall

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Julie Cant
City of Rockwall, Texas

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

Case NO. 85-84-PD

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. More traffic
3. We bought after being told this land would be for single family dwellings!

Signature Elizabeth E. Hummel
Address 440-A Yacht Club Dr So.

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

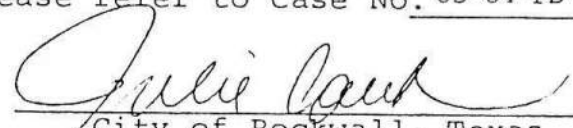
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Case NO. 85-84-PD

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

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

1. Community should be kept "single family." Quality homes
2. There are too many condos vacant now
3. This would destroy the value of my home which is
the gateway to this proposed development.
Let's keep Rockwall, including Chandlers, a quality
single family community!

Signature Augusta Bodo
Address 413 Yacht Club

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

Thank you,
City of Rockwall

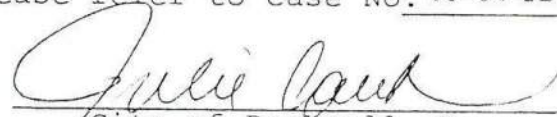
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Case NO. 85-84-PD

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

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

- Land usage was presented as is!
- Density undesirable.
- Traffic circulation is a compounded problem.

Signature E. C. Campbell
Address 433 Columbia Dr.

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

Thank you,
City of Rockwall

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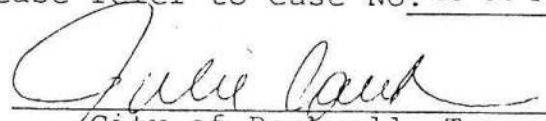
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Case NO. 85-84-PD

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

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

1. This is just another way to increase the density of this
2. At the least they should have left all of the SF-10 area in place!
3.  There is no detail on map as to entry or exit roads. Under any circumstance NONE should enter or exit into Chandlers Landing proper!

Signature Loene D. Rhoades

Address 5920 Volunteer Pl.

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

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City of Rockwall

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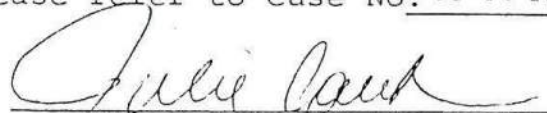
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Case NO. 85-84-PD

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

I am opposed the request for the reasons listed below.

1. it will reduce the value of
2. single family homes
- 3.

MBank Sherman, N.A.

Signature By Philip McKinzie, Exec. Vice President
Philip McKinzie, Exec. Vice President
Address P.O. Box 280 & Trust Officer
Sherman, Texas 75090

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

Thank you,
City of Rockwall

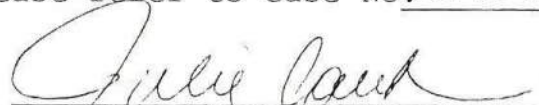
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Case NO. 85-84-PD

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

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

1. Too many people + traffic
2. Reduces my property value
3. not what I was told would be built there when I bought my home.

Signature William P Evans

Address 5930 Volunteer

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

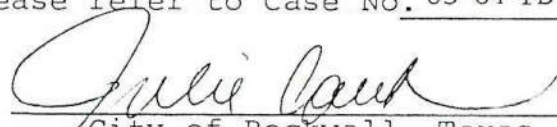
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I am in favor of the request for the reasons listed below. _____

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

1. I assumed that the decision of the "Powers that Be" related to this particular property was final some months past. I see no reason to change any part of the original plan for developing the property as single family housing.
NO MORE CONDOS IN CHANDLERS LANDING
- 2.
- 3.

Signature 
Address 512 Columbia

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

Thank you,
City of Rockwall

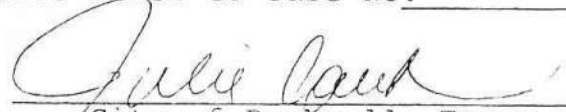
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Case NO. 85-84-PD

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

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

1. Commercial atmosphere
- 2.
- 3.

Signature Leatha Boston
Address 5722 Gaston

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

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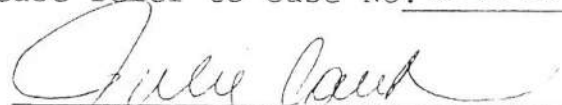
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Case NO. 85-84-PD

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

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

1. do not like increasing the density over
2. the previous P & Z zoning.
3. _____

— Poor assessibility for increased density & heavy trafficking by both

Signature Edie Barton

Address 6005 Volunteer Rd.

— The closing of creek will affect surrounding homesites.

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

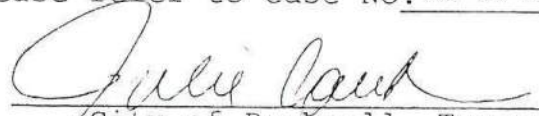
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I am in favor of the request for the reasons listed below.

I am opposed the request for the reasons listed below.

1. I am in favor of the growth of the community
- 2.
- 3.

Signature 

Address 1985 EAST I-30 GARLAND
TX 75043

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

Thank you,
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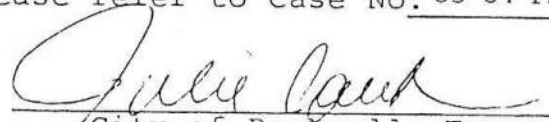
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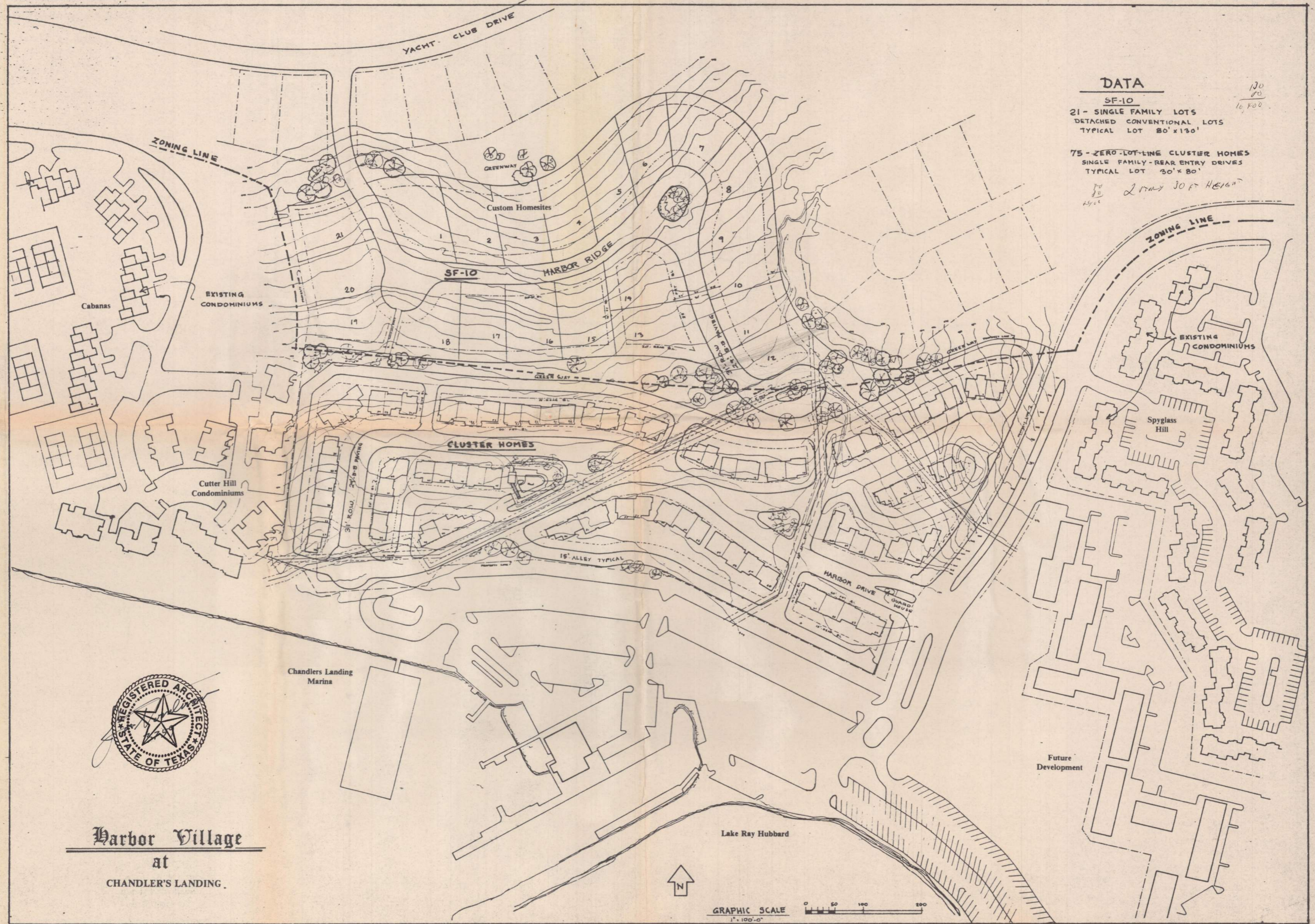
1. This property was ~~zoned~~ ^{zoned} single family and the developer knew
2. that when it was purchased. It should remain so forever.
- 3.

Signature J. E. Williams

Address 212 Sovereign Ct.

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

Thank you,
City of Rockwall



DATA

SF-10
 21 - SINGLE FAMILY LOTS
 DETACHED CONVENTIONAL LOTS
 TYPICAL LOT 80' x 130'

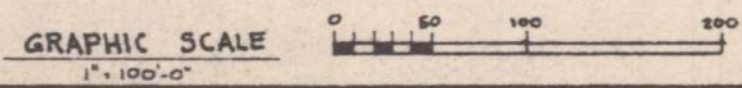
130
 10
 10,000

75 - ZERO LOT-LINE CLUSTER HOMES
 SINGLE FAMILY - REAR ENTRY DRIVES
 TYPICAL LOT 30' x 80'

20
 30 ft Height

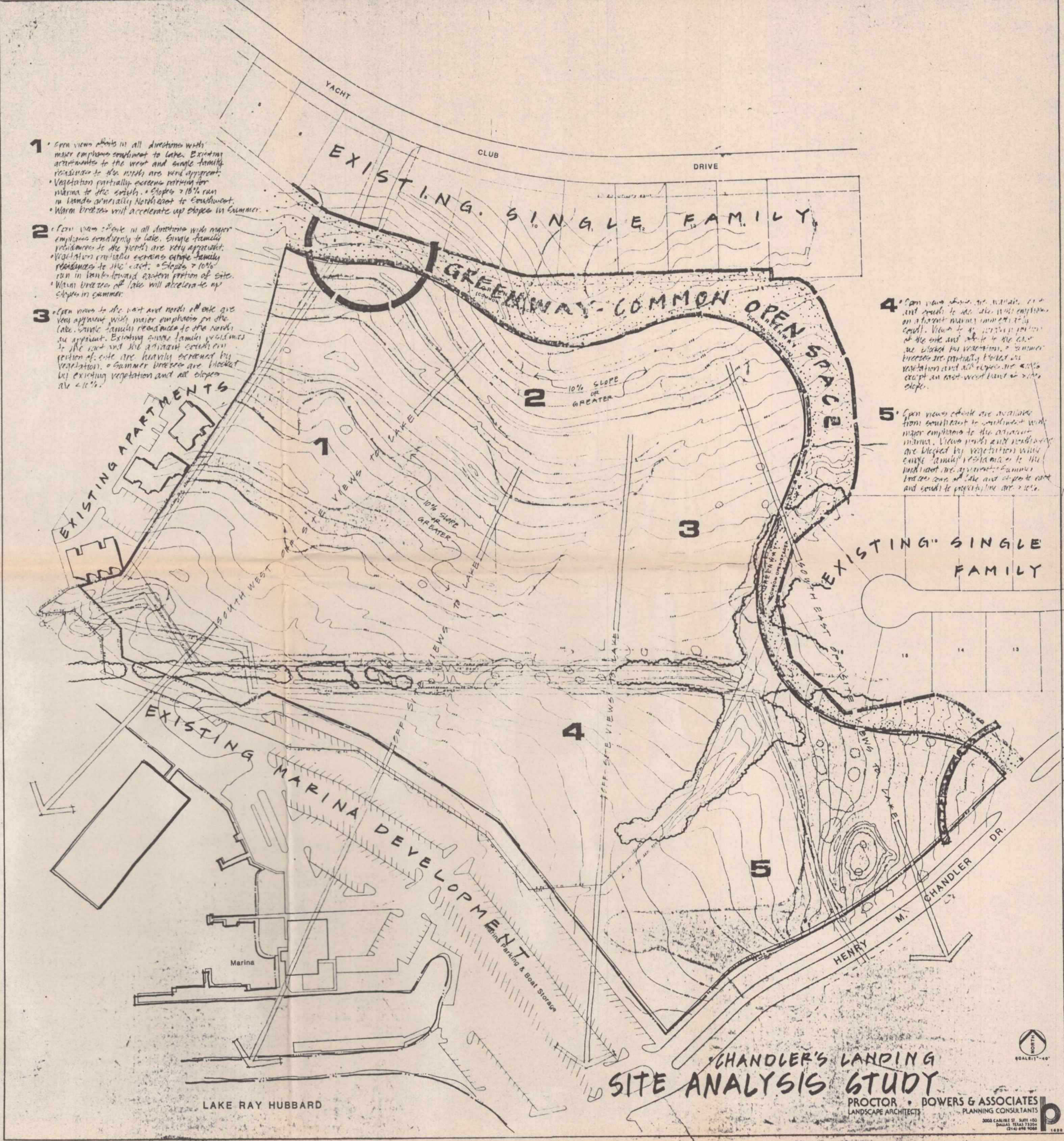


Harbor Village
 at
 CHANDLER'S LANDING.

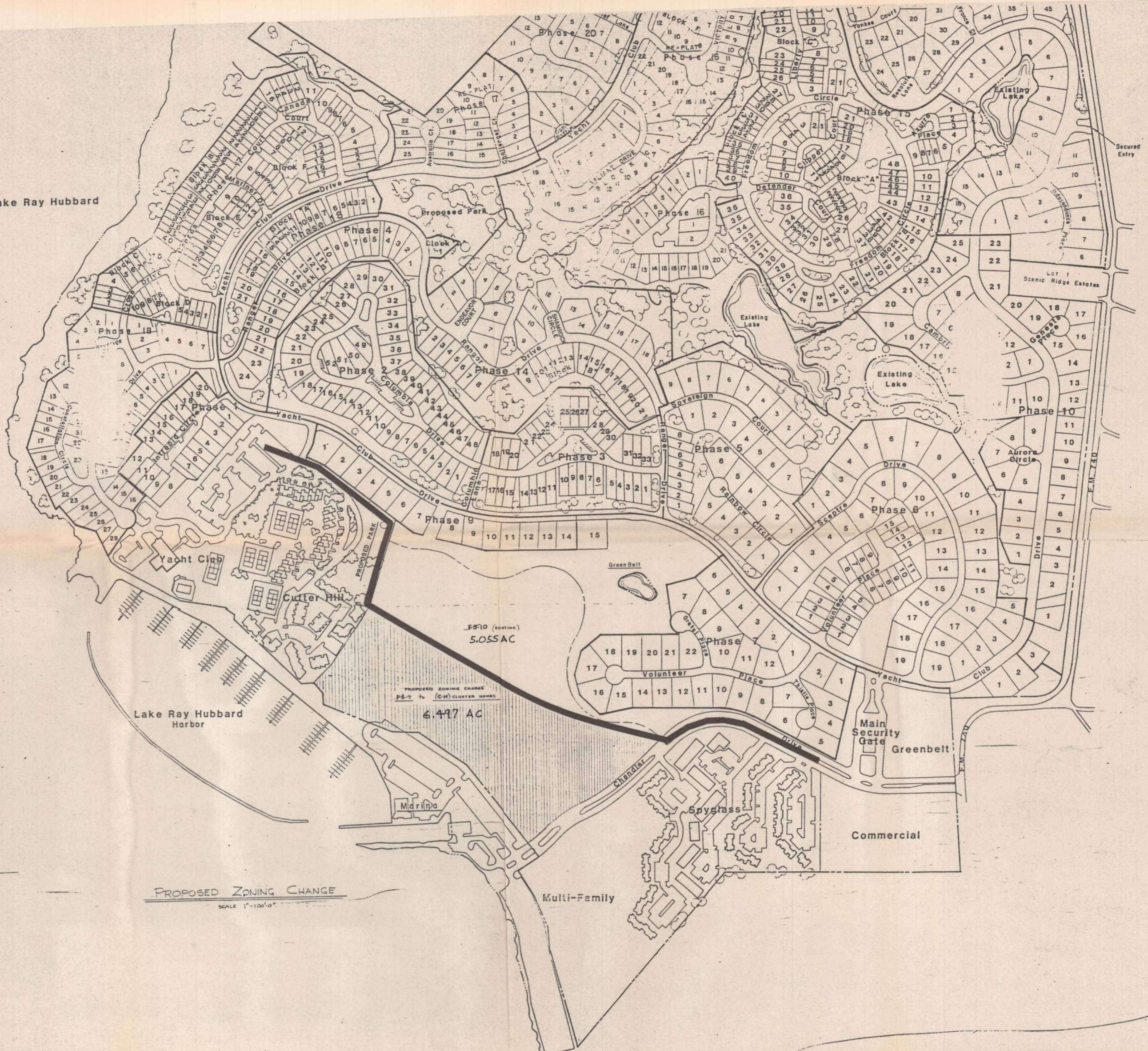


- 1 • Open views about in all directions with major emphasis southeast to lake. Existing apartments to the west and single family residences to the north are very apparent. Vegetation partially screens existing marina to the east. Slopes 7-10% run in lands generally Northwest to Southwest. Warm breezes will accelerate up slopes in summer.
- 2 • Open views about in all directions with major emphasis southeast to lake. Single family residences to the north are very apparent. Vegetation partially screens single family residences to the east. Slopes 7-10% run in lands toward eastern portion of site. Warm breezes off lake will accelerate up slopes in summer.
- 3 • Open views to the west and north of site are very apparent with major emphasis on the lake. Single family residences to the north are apparent. Existing single family residences to the east and the adjacent eastern portion of site are heavily screened by vegetation. Summer breezes are blocked by existing vegetation and all slopes are 10%.

- 4 • Open views about in all directions with major emphasis on the east and north of the site. Views to the east are blocked by vegetation. Summer breezes are partially blocked by vegetation and all slopes are 10% except an east-west band of 2-3% slope.
- 5 • Open views about in all directions from southeast to southwest with major emphasis to the adjacent marina. Views north and northeast are blocked by vegetation while single family residences to the northwest are apparent. Summer breezes are off lake and slopes to east and south to property line are 10%.



Lake Ray Hubbard



PROPOSED ZONING CHANGE
SCALE 1"=100'-0"

PROPOSED ZONING CHANGE
PS-7 to (CH) CLUSTER HOMES
6.497 AC

PS-7 (existing)
S.O.S.S.A.C.

Main Security Gate
Greenbelt

Commercial

Multi-Family

Secured Entry

Scenic Ridge Estates

Phase 10

Aurora Circle

Existing Lake

Existing Lake

Phase 15

Phase 16

Phase 3

Phase 14

Phase 4

Phase 207

Yacht Club

Cutter Hill

Marina

Spyglass

Chandler

Greenbelt

Main Security Gate

Yacht Club

Volunteer Place

Phase 10

Phase 5

Phase 6

Phase 8

Phase 9

Phase 14

Phase 16

Phase 18

Phase 207

Phase 4

Phase 15

Phase 10

Phase 16

Phase 207

Phase 4

Phase 15

Phase 207

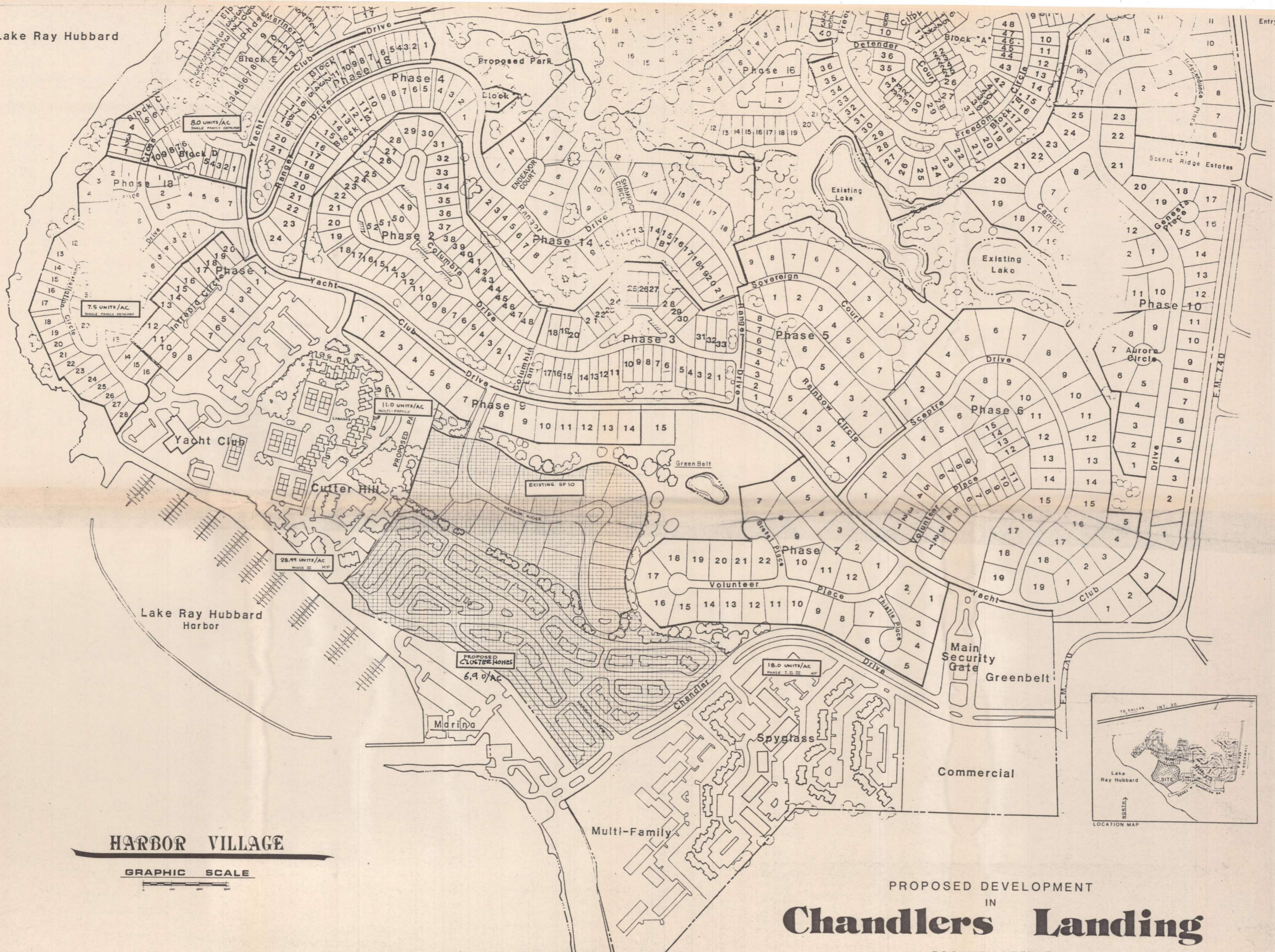
Phase 4

Phase 15

Phase 207

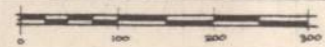
Phase 4

Lake Ray Hubbard



HARBOR VILLAGE

GRAPHIC SCALE

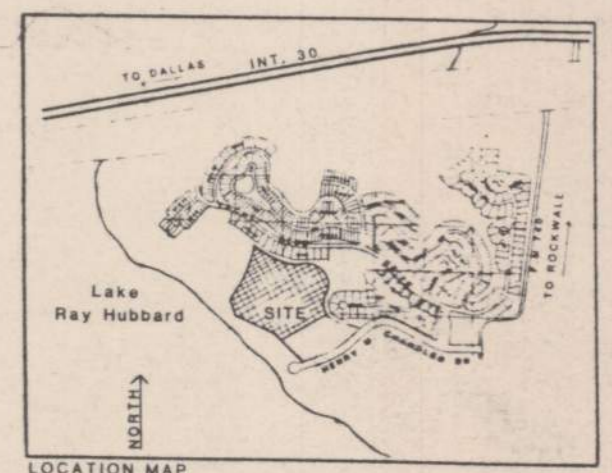


PROPOSED DEVELOPMENT

IN

Chandlers Landing

ROCKWELL, TEXAS





November 5, 1985

Julie Couch
City of Rockwall
205 West Rusk St.
Rockwall, Texas 75087

RE: Case # 85-87-D

Dear Ms. Couch:

We are in receipt of the Planning and Zoning Commission notice of the November 14, 1985 meeting concerning cluster homes as proposed by Rockwall Joint Venture. The property which is the subject of this hearing is subject to the Master Declaration of Covenants, Conditions and Restrictions for Chandlers Landing. The Master Declaration for Chandlers Landing empowers the "Chandlers Landing Community Association Inc." to review and to regulate land development in the Subdivision. Prior to generating a favorable or unfavorable position on the above referenced case, we request that the applicant submit all information concerning it's proposed use of the property.

Before starting any development of this property, approval must be obtained from the " Chandlers Landing Community Association Inc." through it's Environmental Committee and it's Board of Directors. Once proper submission has been made, we will work with all those concerned in the best interest of the community.

Sincerely,

Danny McCoy,
C.L.C.A., President

DM: tb

cc: R.C. Campbell
Gene Lewis
Van Hall
Steve Mills
Diane Luby
Glen Sams
Mickey Barclay

CHANDLERS LANDING

1 Commodore Plaza, Rockwall, Texas 75087, Telephone (214) 226-7635

November 15, 1985

City of Rockwall
Rockwall, Texas

ATTENTION Julie Couch

Re: Zoning application - Tract "1A" - SF-10, SF-7 to "Cluster
Homes - PD".

Dear Ms. Couch:

Pursuant to your telephone conversation with Robert C. Crouch, my attorney, on Thursday morning, November 15, 1985, you may consider this letter our formal withdrawal of the above captioned requested zoning change in order that the same shall not proceed to hearing before the City Council of Rockwall.

It is my understanding that upon presentation of this withdrawal letter to you, that this zoning application is withdrawn and terminated.

I thank you in advance for your usual courtesies and cooperation.

Yours very truly,

ROCKWALL SOUTH JOINT VENTURE

By 
Jim C. Peters, Trustee

/gt

Hand Delivered

cc: Mr. Robert C. Crouch
Crouch, Scott & Platt
P. O. Box 1065
Greenville, Texas 75041

ROCKWALL SOUTH JOINT VENTURE

City of Rockwall
Planning and Zoning Commission
205 West Rusk Street
Rockwall, Texas 75087

Attn: Mrs. Julie Couch

Re: Zoning Case "1A"
Chandlers Landing

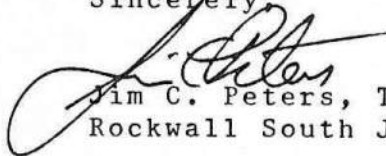
Dear Mrs. Couch:

Although we feel our above captioned plan is in harmony with the existing developments in the Chandlers area it is apparent from the returned letters to the city that many present property owners are not adequately informed about our project.

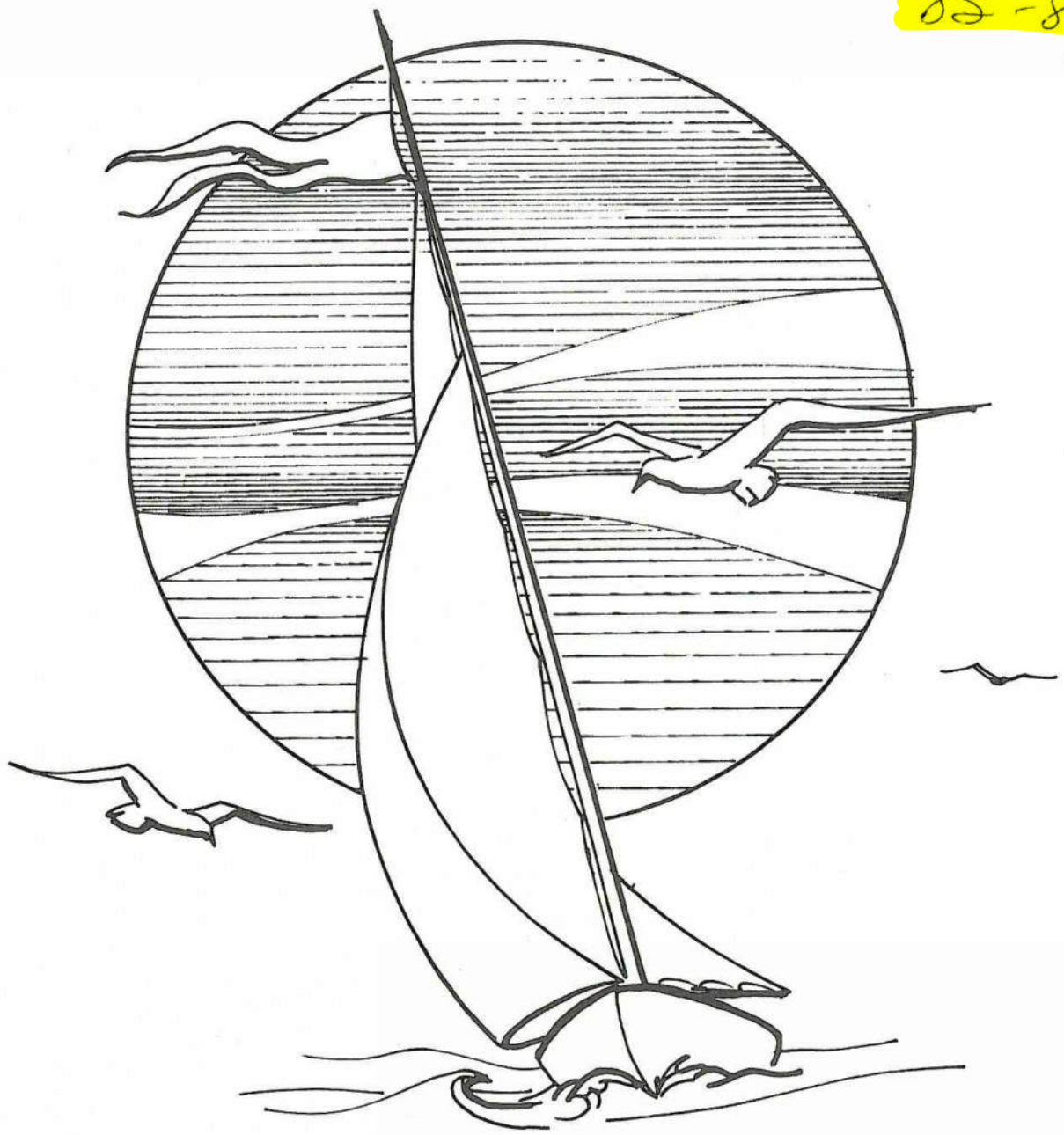
In order to have more time to inform these property owners about the development we wish to table this project's consideration at the November 14, 1985 meeting and have it considered at the December 1985 meeting.

During this time we will make every effort to share the details of our plans with area property owners.

Sincerely,


Jim C. Peters, Trustee
Rockwall South Joint Venture

85-84



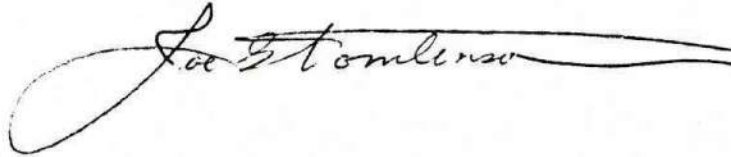
HARBOR VILLAGE

PROPOSED
ZONING ORDINANCE
FOR
CLUSTER HOMES
AT CHANDLERS LANDING
IN THE "HARBOR VILLAGE" SUBDIVISION

(submitted: 11-5-85)

by

Joe G. Tomlinson - Architect

A handwritten signature in cursive script, reading "Joe G. Tomlinson", with a long horizontal flourish extending to the right.

This proposal is presented to the City of Rockwall Zoning Department in an attempt to establish guide lines for a new type of single family housing - "Cluster Homes."

Cluster Homes by concept is owner owned and occupied; maintained by a home owners association which will insure the maintenance improvements and upkeep of all easements and common areas. Each home will have a private space enclosed by a garden or court wall and owner maintained. Space size may vary with each home.

This subdivision of Cluster Homes, referred to as "HARBOR VILLAGE" falls under the "Master Declaration of Covenants and Restrictions" of Chandlers Landing.

Area Requirements

1. Minimum lot area per unit - 2,500 square feet
2. Minimum square footage per dwelling unit - 1500 sq. ft.
3. Minimum depth of front setback from street access easement - 25 feet
 - a) Rear or Side Entry Garage - 25 feet
4. Minimum lot depth - 80 feet
5. Minimum depth of rear setback - 10 feet
6. Minimum width of side setback
 - a) Abutting an alley - 10 feet
 - b) Abutting a street - 25 feet
 - c) Side yard setback abutting alley - 15 feet
7. Minimum distance between buildings on the same lot or parcel of land - 20 feet
8. Minimum length of driveway pavement from the alley or road easement on side or rear yard - 20 feet
9. Maximum building coverage as a percentage of lot area - 60%
10. Minimum amount of permanent, landscaped open space - 10% of total lot
11. Maximum number of attached units - 4 units up to a maximum of 150 feet
12. Maximum density - 6.9 units per gross acre
13. Maximum height of structures - 30 feet
14. Minimum number of off-street parking spaces required
 - a) 2 car garage per unit
 - b) 2 off street parking spaces per unit

YACHT CLUB DRIVE

DATA

SF-10
21 - SINGLE FAMILY LOTS
DETACHED CONVENTIONAL LOTS
TYPICAL LOT 80' x 130'

75 - ZERO-LOT-LINE CLUSTER HOMES
SINGLE FAMILY - REAR ENTRY DRIVES
TYPICAL LOT 30' x 80'

ZONING LINE

GREENWAY
Custom Homesites

SF-10

HARBOR RIDGE

ZONING LINE

Cabanas

EXISTING
CONDOMINIUMS

EXISTING
CONDOMINIUMS

Cutter Hill
Condominiums

Spyglass
Hill

CLUSTER HOMES

31' ROW 20' ROW

15' ALLEY TYPICAL

HARBOR DRIVE

GUARD HOUSE

Chandler's Landing
Marina

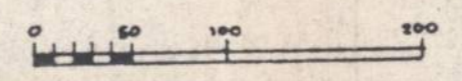
Future
Development

Lake Ray Hubbard

Harbor Village
at
CHANDLER'S LANDING.



GRAPHIC SCALE
1" = 100'-0"



PROPOSED ZONING
SF-7 TO CLUSTER HOMES.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North $46^{\circ} 18' 55''$ West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;

THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North $54^{\circ} 39' 29''$ East a distance of 54 feet to a point for a corner;

THENCE: North $74^{\circ} 47' 07''$ East a distance of 14.70 feet to a point for a corner;

THENCE: South $44^{\circ} 59' 06''$ East a distance of 89.31 feet to a point for a corner;

THENCE: South $3^{\circ} 55' 02''$ East a distance of 42.77 feet to a point for a corner;

THENCE: South $67^{\circ} 27' 32''$ East a distance of 189.78 feet to a point for a corner;

THENCE: North $62^{\circ} 44' 42''$ East a distance of 43.88 feet to the Point of Beginning of this tract;

THENCE: North $1^{\circ} 17' 12''$ West a distance of 21.50 feet to a point for a corner;

THENCE: North $88^{\circ} 42' 48''$ East a distance of 756.44 feet to a point for a corner on a circular curve to the left having a central angle of $56^{\circ} 22' 10''$, a radius of 184.75 feet, and a chord that bears South $57^{\circ} 04' 17''$ East a distance of 174.52 feet;

THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to a point for a corner;

THENCE: South $85^{\circ} 15' 22''$ East a distance of 83.83 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of $42^{\circ} 14' 23''$ and a radius of 152.74 feet;

THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to a point for a corner;

THENCE: South $43^{\circ} 00' 59''$ East a distance of 19.74 feet to a point for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;

THENCE: South $46^{\circ} 59' 01''$ West along the Northerly right-of-way line of Henry M. Chandler Drive a distance of 153.61 feet to a point for a corner and the beginning of a circular curve to the right having a central angle of $21^{\circ} 41' 24''$ and a radius of 782.99 feet;

THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to a point for a corner;

THENCE: South $68^{\circ} 40' 25''$ West a distance of 11.91 feet to a point for a corner and the beginning of a circular curve to the left having a central angle of $23^{\circ} 11' 15''$ and a radius of 136.48 feet;

THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to a point for a corner;

THENCE: South $45^{\circ} 29' 10''$ West a distance of 120.24 feet to a point for a corner;

THENCE: North $38^{\circ} 21' 05''$ West a distance of 402.14 feet to a point for a corner;

THENCE: North $56^{\circ} 39' 37''$ West a distance of 232.26 feet to a point for a corner;

THENCE: North $67^{\circ} 16' 48''$ West a distance of 162.79 feet to the Point of Beginning and Containing 6.497 Acres of Land.

PROPOSED ZONING
SF-10 TO CLUSTER HOMES

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North $46^{\circ} 18' 55''$ West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;

THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North $54^{\circ} 39' 29''$ East a distance of 54 feet to a point for a corner;

THENCE: North $74^{\circ} 47' 07''$ East a distance of 14.70 feet to a point for a corner and the Point of Beginning of this tract;

THENCE: North $74^{\circ} 47' 07''$ East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to a point for a corner;

THENCE: North $33^{\circ} 38' 08''$ East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 320.50 feet to a point for a corner;

THENCE: South $58^{\circ} 21' 52''$ East a distance of 360.50 feet to a point for a corner;

THENCE: South $71^{\circ} 11' 52''$ East a distance of 323.50 feet to a point for a corner;

THENCE: South $71^{\circ} 44' 55''$ East a distance of 173.95 feet to a point for a corner on a circular curve to the left having a central angle of $15^{\circ} 49' 44''$, a radius of 214.24 feet, and a chord that bears South $20^{\circ} 58' 20''$ East a distance of 59.00 feet;

THENCE: Along said curve an arc distance of 59.19 feet to a point for a corner;

THENCE: South $88^{\circ} 42' 48''$ West a distance of 756.44 feet to a point for a corner;

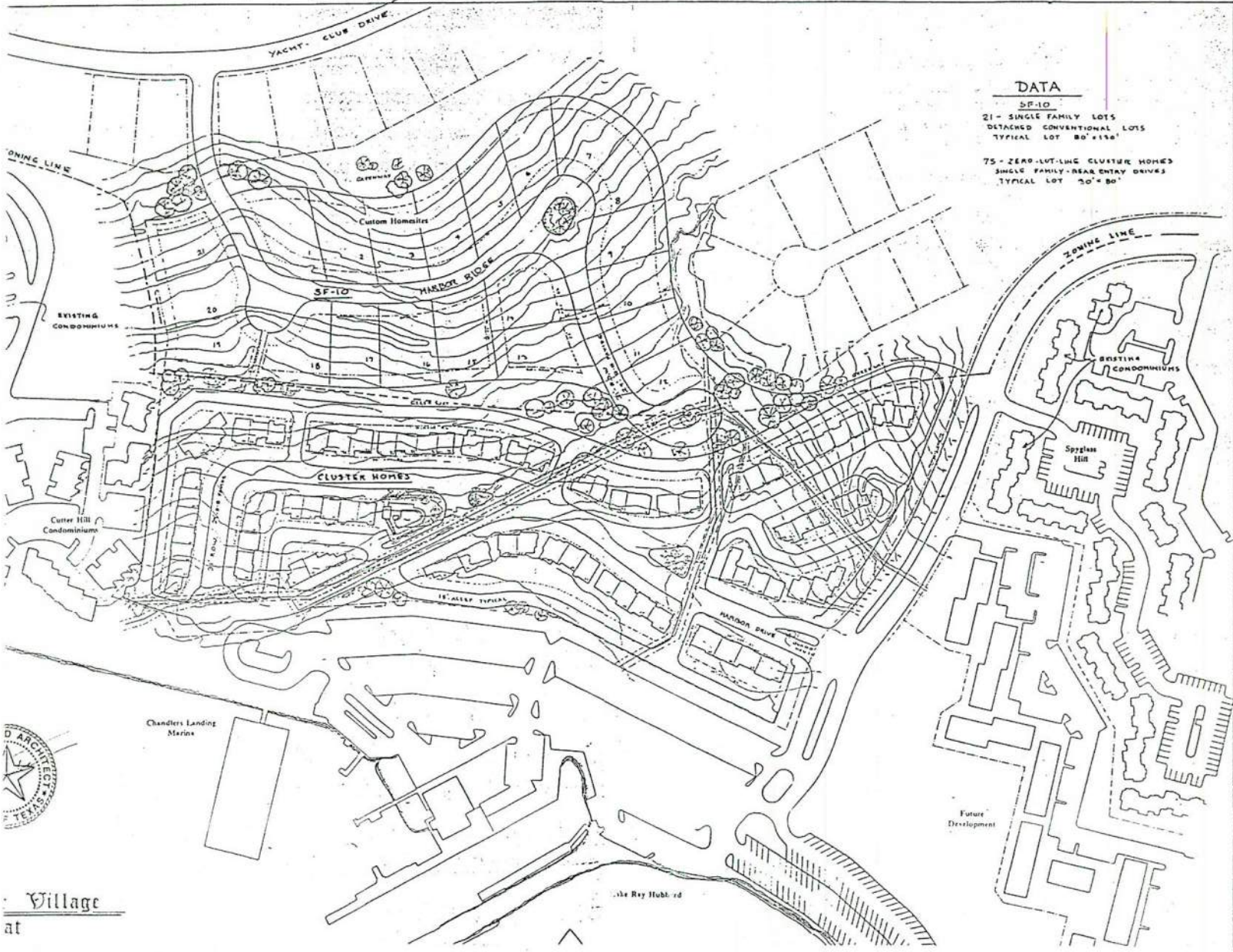
THENCE: South $1^{\circ} 17' 12''$ East a distance of 21.50 feet to a point for a corner;

THENCE: South $62^{\circ} 44' 42''$ West a distance of 43.88 feet to a point for a corner;

THENCE: North $67^{\circ} 27' 32''$ West a distance of 189.78 feet to a point for a corner;

THENCE: North $3^{\circ} 55' 02''$ West a distance of 42.77 feet to a point for a corner;

THENCE: North $44^{\circ} 59' 06''$ West a distance of 89.31 feet to the Point of Beginning and Containing 5.055 Acres of Land.



DATA

- SF-10
- 21 - SINGLE FAMILY LOTS
DETACHED CONVENTIONAL LOTS
TYPICAL LOT 80' x 150'
 - 75 - ZERO-LOT-LINE CLUSTER HOMES
SINGLE FAMILY-REAR ENTRY DRIVES
TYPICAL LOT 50' x 80'



Village at

the Ray Hubbard