

P42 86-45-2

APPLICATION FOR ZONING CHANGE

Case No. 86-45-2 Filing Fee \_\_\_\_\_ Date May 23, 1986  
Applicant TEXAS-FRATES CORPORATION Phone (214) 722-5543  
Mailing Address #1 Commodore Plaza, Rockwall, Texas 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.)

SEE ATTACHED

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

Townhouse Residential District Classification \_\_\_\_\_  
to Patio House Residential District\*Classification # \_\_\_\_\_

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

Presently zoned mix Townhouse and Patio Lots.  
Change reason is better use of land with larger lots. Market demand is Patio Lots and larger. This typical Patio Lot demand extremely popular in C.L. Patio Product similiar to other areas in C.L.-Inventory of product critically low. Large lots on Yacht Club Drive typical with adjacent zoning. There ~~(Are)~~ need 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 STEVE MILLS, Pres. Mar.  
By Van R. Hall, CONSULT. ENGR.

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.

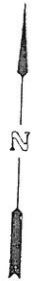
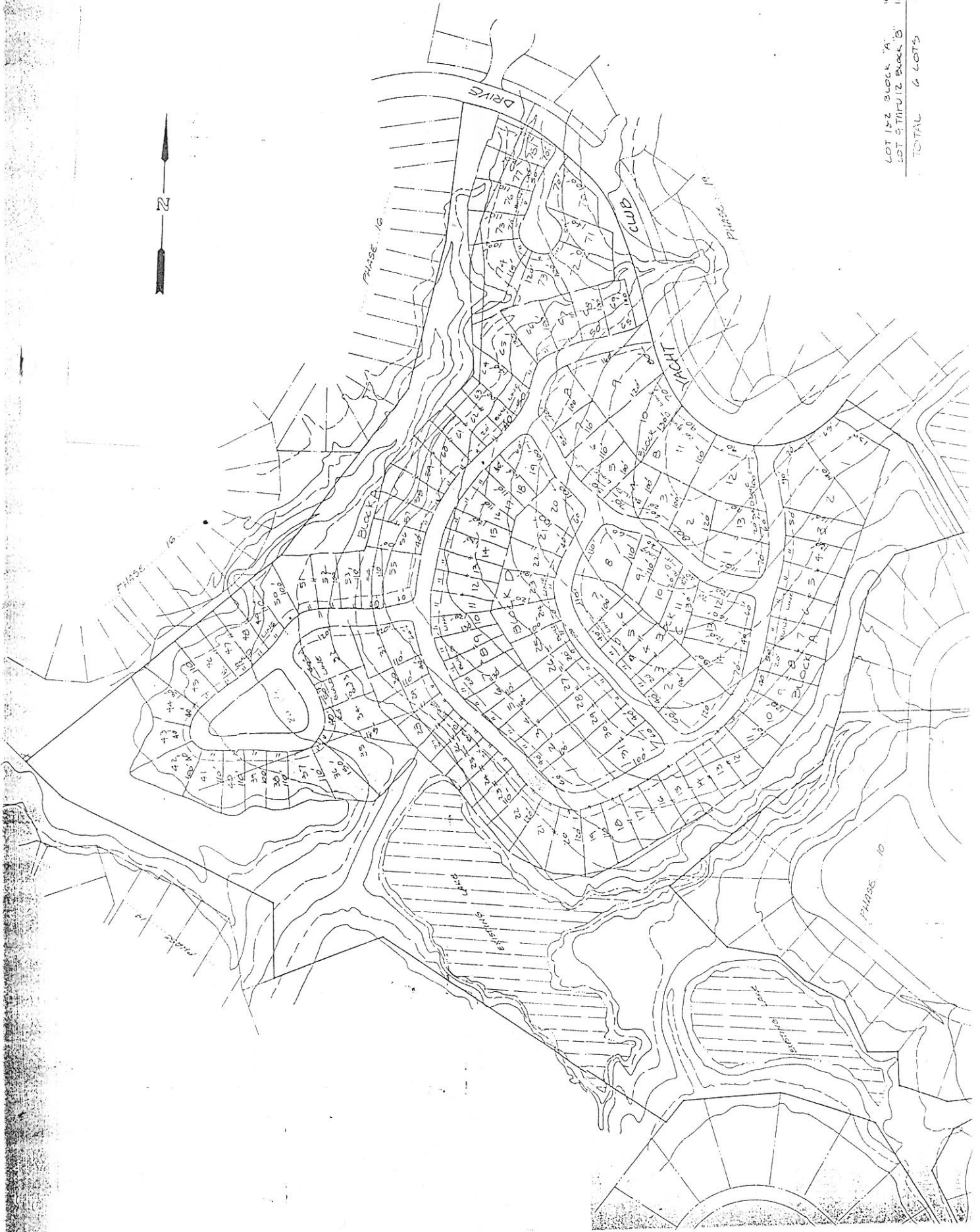
(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

(\* Zero Lot Line) and (# S.F. 10, Single-Family Residential District)

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.

Van R. Hall  
Surveyor ~~or attorney for applicant~~  
(Mark out one) Van R. Hall, P.E.



LOT 1 & 2 Block "A" 10,000 \$  
 LOT 3 THRU 12 Block "B" 10,000 \$  
 TOTAL 6 LOTS 10,000 \$  
 TOTAL 60,000 \$

*Topso Field*

*Form 100-305  
Plan Township 7,  
S.F. 10 & 20 by Lins*



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.
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.

*Phase 16  
area requirements*

PLAT REVIEW

Preliminary Plat  
 Final Plat

Name of Proposed Subdivision Chandler's Landing - Phase 15

Location of Proposed Subdivision Chandler's Landing

Name of Subdivider Frates Inc

Date Submitted \_\_\_\_\_ Date of Review \_\_\_\_\_

Total Acreage 16.956 acres - rezoned - updated Number of Lots 136 lots

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? residential
2. What is the proposed density? 5.9
3. What is existing zoning? townhouse
4. Is the plan zoned properly? zoning request has been sub.
5. Does the use conform to the Land Use Plan?
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size <i>asking for waiver on lot size</i>	_____	<input checked="" type="checkbox"/>	_____
b. Building Line	<input checked="" type="checkbox"/>	_____	_____
c. Parking	<input checked="" type="checkbox"/>	_____	_____
d. Buffering	_____	_____	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	_____	_____
f. Other	_____	_____	_____
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	_____	<input checked="" type="checkbox"/>	_____
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	_____	_____
<i>there is an offset intersection of jamuel court - but it may serve 9 houses - don't see this as a major problem. Scales to 50' separation</i>			
12. Comments:			

*there is a reduction in green space - also an overall reduction of 11 units in new layout*

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	_____	_____	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	_____	_____	<input checked="" type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	_____	_____	<input checked="" type="checkbox"/>
d. Is any additional right-of-way required?	_____	_____	<input checked="" type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	_____	_____
f. Will escrowing of funds or construction of substandard roads be required?	_____	<input checked="" type="checkbox"/>	_____

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way? <i>see earlier comment</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Do the streets and alleys conform to City regulations and specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are all lines sized adequately to handle development?			
1. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is additional line size needed to handle future development?			
1. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Are all necessary easements provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Do all easements have adequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Are any offsite easements required?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Does the drainage conform to City regulations and specifications?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Do the water and sewer plans conform to City regulations and specifications?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Yes      No      N/A

k. Comments:

General Requirements

- |   |       |                |                |
|---|-------|----------------|----------------|
| 1. Has the City Engineer reviewed and approved the plan?              | _____ | _____ <i>✓</i> | _____ <i>✓</i> |
| 2. Does the final plat conform to the City's Flood Plain Regulations? | _____ | _____          | _____ <i>✓</i> |
| 3. Does the final plat conform to the preliminary plat as approved?   | _____ | _____          | _____ <i>✓</i> |
| 4. Staff Comments:  |       |                |                |

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Jolie Cant</i>	_____	<i>30 min</i>
_____	_____	_____
_____	_____	_____
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_____	_____	_____
_____	_____	_____



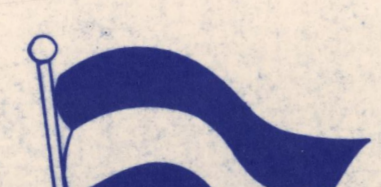




ZONE CHANGE  
FROM TOWNHOUSE TO  
S.F. 10 + ZERO LOT LINE



original plan  
147 lots  
new layout  
136 lots



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

BEGINNING at a point for a corner being the West corner of Lot 1 Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;

THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;

THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;

North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,

South 86° 50' 03" West a distance of 114.55 feet to a point for a corner

at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West

a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21", and a radius of 331.06 feet, along said curve an arc distance of 298.08

feet to a point for a corner at the point of compound curvature of a circular curve to the right, having a central angle of 42° 00' 30", a radius of

209.58 feet, along said curve an arc distance of 153.66 feet to a point for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point

for a corner at the point of curvature of a circular curve to the right having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of

compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance

of 35.69 feet to a point for a corner,

South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,

North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,

North 09° 21' 14" West a distance of 134.79 feet to a point for a corner,

North 51° 49' 23" West a distance of 97.76 feet to a point for a corner

on the Southeast line of a replat of part of Chandlers Landing Phase 16 according to the plat recorded in Slide B at Page 270-272 of the Plat Records of Rockwall County, Texas;

THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;

THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;

THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht

Club Drive;

THENCE: South  $74^{\circ} 19' 02''$  East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of  $27^{\circ} 44' 26''$ , and a radius of 382.98 feet;

THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

THENCE: South  $46^{\circ} 34' 36''$  East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of  $23^{\circ} 51' 44''$ , and a radius of 232.83 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of  $09^{\circ} 43' 11''$ , a radius of 989.46 feet;

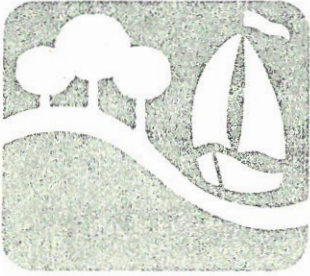
THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

THENCE: South  $12^{\circ} 59' 41''$  East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of  $24^{\circ} 00' 19''$ , a radius of 311.51 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of  $105^{\circ} 56' 38''$ , a radius of 188.00 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of  $01^{\circ} 29' 24''$ , and a radius of 555.36 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 16.956 Acres of Land.



CITY OF ROCKWALL  
"THE NEW HORIZON"

June 13, 1986

Mr. Steve Mills  
Texas-Frates Corporation  
#1 Commodore Plaza  
Rockwall, TX. 75087

Re; P&Z Case No. 86-45-Z

Dear Mr. Mills:

On 6-12-86 the Rockwall Planning and Zoning Commission recommended approval of your request for a change in the preliminary plan for "PD-8" Chandlers Landing for a portion of Phase 15 for a change in land use from Town-house to Zero Lot Line & Single Family detached residential with area requirements & a development plan/ preliminary plat on Phase 15 & a portion of Phase 16.

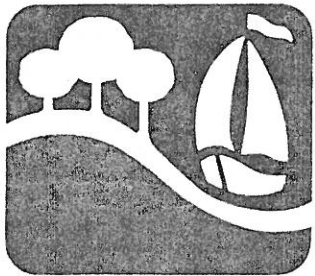
The Rockwall City Council will hold a public hearing and consider approval of your request on 7-7-86 beginning at 7:30 P.M. at the City Hall, 205 West Rusk.

If you should have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett". The signature is written in black ink and is positioned above the typed name and title.

Jennifer Jarrett  
Administrative Aide



CITY OF ROCKWALL  
"THE NEW HORIZON"

July 11, 1986

Mr. Van R. Hall  
Harold Evans and Associates  
P. O. Box 28355, Ste. #102  
Dallas, Texas 75228

Re: Texas-Frates - Sidewalk Requirements Waiver

Dear Mr. Hall:

On July 7, 1986, the Rockwall City Council voted to approve the request from Texas-Frates Corporation for a waiver on sidewalk requirements in Chandlers Landing.

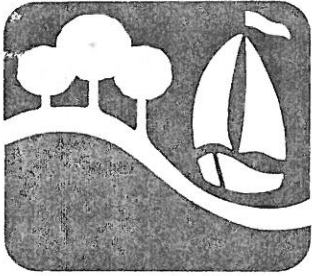
If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett  
Administrative Aide

CC: Texas-Frates Corp.  
JJ/mmp



2  
**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

July 11, 1986

Mr. Steve Mills  
Project Manager  
Texas-Frutes Corporation  
No. 1 Commodore Plaza  
Rockwall, Texas 75087

Re: Case No. P&Z 86-45-Z

Dear Mr. Mills:

On July 7, 1986, the Rockwall City Council voted to approve your request for a change in the preliminary plan for "PD-8" Chandlers Landing Planned Development for a portion of Phase 16 to change the land use from Townhouse to Zero Lot Line, Single Family Detached with area requirements, and the development plan/preliminary plat for Phase 15 and a portion of Phase 16. A copy of the area requirements as approved are attached for your files.

If you should have any questions regarding this matter, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett  
Administrative Aide

JJ/mmp



## PHASE 15

## AREA REQUIREMENTS AND PORTION PHASE 16

Zoning Change from Townhouse to Patio Lots and S.F.10 Single Family Residential District. Change request in Block "A", Block "C" and a portion of Block "B".

## AREA REQUIREMENTS PATIO HOMES: (100 Lots)

1. Minimum Lot Size	4,000 S.F.
2. Minimum Floor Area Per D.U.	1,200 S.F.
3. Minimum Lot Frontage At Bldg. Line	40 FT.
4. Minimum Lot Depth	100 FT.
5. Minimum Front Setback	20 FT.
6. Minimum Rear Setback	15 FT.
7. Minimum Side Yard	0 FT. and 10 FT.
8. Minimum Bldg. Separation	10 FT.
9. Maximum Bldg. Coverage	60%
10. Maximum Bldg. Height	30 FT.
11. Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
12. Minimum Garage Space	2 Each

## AREA REQUIREMENTS S.F. 10 SINGLE FAMILY RESIDENCE: (6 Lots)

1. Minimum Lot Size	10,000 S.F.
2. Maximum Number of S.F. Detached Units/Lot	1 Each
3. Minimum Floor Area Per D.U.	1,500 S.F.
4. Minimum Lot Frontage At Building Line	60 FT.
5. Minimum Lot Depth	100 FT.
6. Minimum Depth of Front Setback	20 FT.
7. Minimum Depth of Rear Setback	15 FT.
8. Minimum Width of Side Setback	
a) Internal Lot	6 FT.
b) Sideyard Abutting Street	15 FT.
9. Minimum Distance Between Buildings	10 FT.

PHASE 15

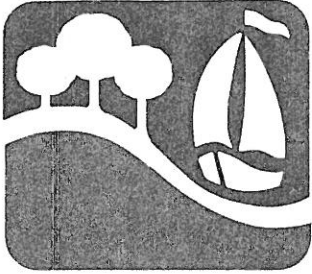
AREA REQUIREMENTS AND PORTION PHASE 16

PAGE 2

10.	Minimum Length of Driveway Pavement	18 FT.
11.	Maximum Bldg. Coverage	35%
12.	Maximum Bldg. Height	30 FT.
13.	Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
14.	Minimum Garage	2 Each
15.	Circular Drive Per D.U.	1 Each

AREA REQUIREMENTS PATIO LOTS: (30 Lots)

1.	Minimum Lot Size	5,000 S.F.
2.	Minimum Floor Area Per D.U.	1,200 S.F.
3.	Minimum Lot Frontage At Bldg. Line	50 FT.
4.	Minimum Lot Depth	100 FT.
5.	Minimum Front Setback	20 FT.
6.	Minimum Rear Setback	15 FT.
7.	Minimum Side Yard	0 FT. and 10 FT.
8.	Minimum Bldg. Separation	10 FT.
9.	Maximum Bldg. Coverage	50%
10.	Maximum Bldg. Height	30 FT.
11.	Maximum Off-Street Parking Excluding Garage	2 Spaces/Unit
12.	Minimum Garage Space	2 Each



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

July 21, 1986

Mr. Glen Sams  
Texas-Frates Corp.  
1717 South Boulder  
Tulsa, Oklahoma 74119

Re: Texas-Frates - Sidewalk Requirements Waiver

Dear Mr. Sams:

On July 7, 1986, the Rockwall City Council voted to approve your request for a waiver on sidewalk requirements in Chandlers Landing.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer L. Jarrett".

Jennifer Jarrett  
Administrative Aide

JJ/mmp

Agenda Notes  
City Council - 7/7/86

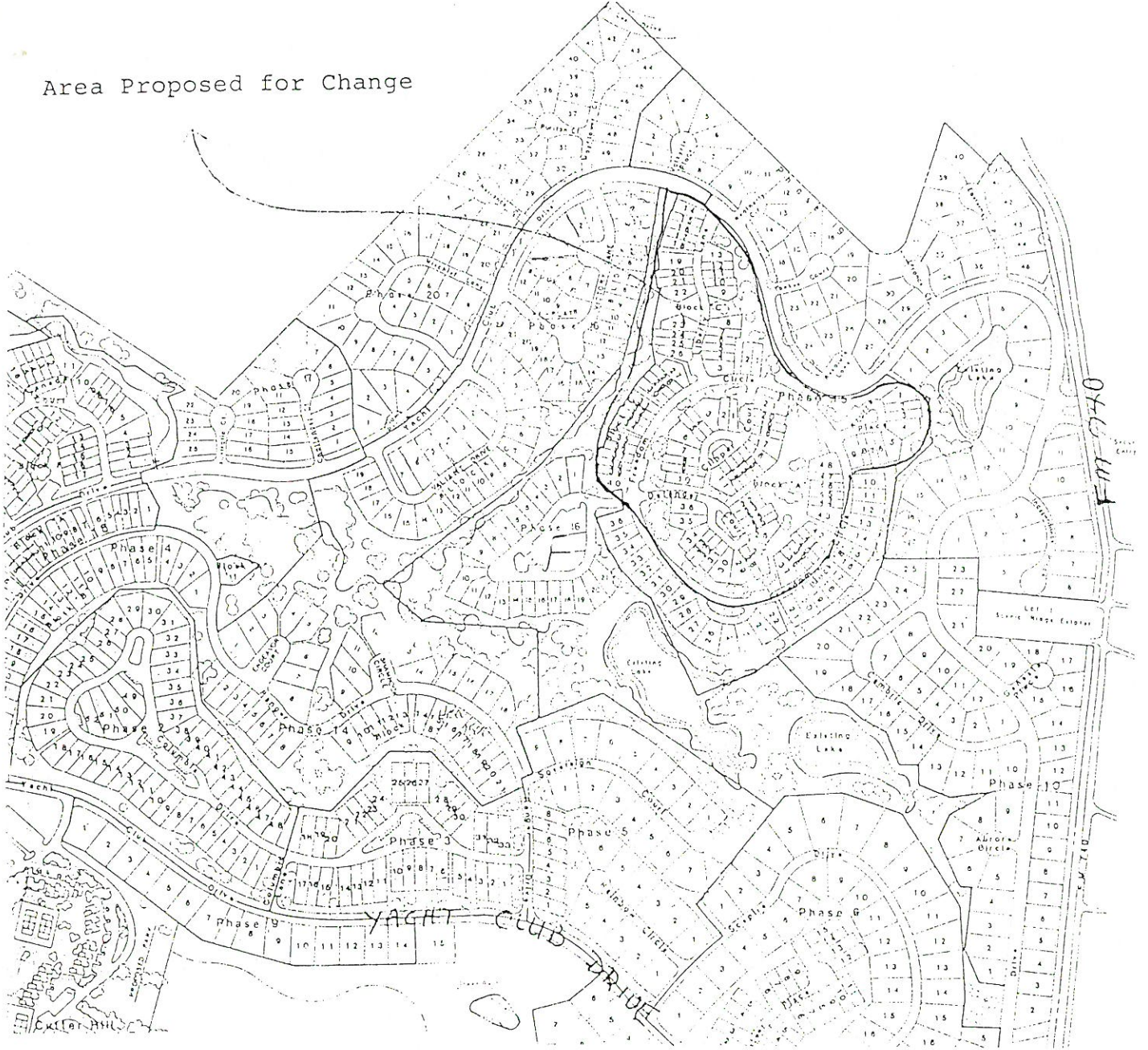
- IV. C. Hold Public Hearing and Consider Approval of a Request from Texas Frates Corporation for a Change in the Preliminary Plan for "PD-8" Chandlers Landing Planned Development, for a Portion of Phase 16, to Change the Land Use from Townhouse to Zero Lot Line, Single Family Detached, and Approval of Area Requirements, and Approval of a Development Plan/Preliminary Plat for Phase 15 and a Portion of Phase 16

As we have seen several times previously, Texas-Frates is making an application to change the land use designation on a portion of Phase 15 from its current designation of Townhouse to Zero Lot Line and Single Family Detached. In addition, they wish to preliminary plat all of Phase 15 and a portion of Phase 16 into a new Zero Lot Line configuration. With the new zoning and new layout, the applicants will have a total of 136 lots. Under the previous zoning and layout there were a total of 147 lots. The portion of Phase 15 which is being rezoned, if approved, would contain a total of 6 lots meeting "SF-10" requirements, a total of 30 lots meeting Zero Lot Line requirements with minimum lot size of 5,000 square feet, and a total of 100 lots meeting the Zero Lot Line requirements with 4,000 square feet of lot area. Most of Chandlers which has been redesignated as Zero Lot Line has met the 4,000 square foot lot minimum rather than our current standard requirement of 5,000 square feet per lot.

Attached you will find a copy of the proposed Preliminary Plat/Development Plan and an overview of this area of Chandlers Landing showing the area to be rezoned circled in yellow and the minimum lot area and housing size requirements for the surrounding properties. Attached also you will find a copy of their proposed area requirements.

The Planning and Zoning Commission has recommended approval.

Area Proposed for Change



## PHASE 15

## AREA REQUIREMENTS AND PORTION PHASE 16

Zoning Change from Townhouse to Patio Lots and S.F.10 Single Family Residential District. Change request in Block "A", Block "C" and a portion of Block "B".

## AREA REQUIREMENTS PATIO HOMES: (100 Lots)

1. Minimum Lot Size	4,000 S.F.
2. Minimum Floor Area Per D.U.	1,200 S.F.
3. Minimum Lot Frontage At Bldg. Line	40 FT.
4. Minimum Lot Depth	100 FT.
5. Minimum Front Setback	20 FT.
6. Minimum Rear Setback	15 FT.
7. Minimum Side Yard	0 FT. and 10 FT.
8. Minimum Bldg. Separation	10 FT.
9. Maximum Bldg. Coverage	60%
10. Maximum Bldg. Height	30 FT.
11. Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
12. Minimum Garage Space	2 Each

## AREA REQUIREMENTS S.F. 10 SINGLE FAMILY RESIDENCE: (6 Lots)

1. Minimum Lot Size	10,000 S.F.
2. Maximum Number of S.F. Detached Units/Lot	1 Each
3. Minimum Floor Area Per D.U.	1,500 S.F.
4. Minimum Lot Frontage At Building Line	60 FT.
5. Minimum Lot Depth	100 FT.
6. Minimum Depth of Front Setback	20 FT.
7. Minimum Depth of Rear Setback	15 FT.
8. Minimum Width of Side Setback	
a) Internal Lot	6 FT.
b) Sideyard Abutting Street	15 FT.
9. Minimum Distance Between Buildings	10 FT.

PHASE 15

AREA REQUIREMENTS AND PORTION PHASE 16

PAGE 2

10. Minimum Length of Driveway Pavement	18 FT.
11. Maximum Bldg. Coverage	35%
12. Maximum Bldg. Height	30 FT.
13. Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
14. Minimum Garage	2 Each
15. Circular Drive Per D.U.	1 Each

AREA REQUIREMENTS PATIO LOTS: (30 Lots)

1. Minimum Lot Size	5,000 S.F.
2. Minimum Floor Area Per D.U.	1,200 S.F.
3. Minimum Lot Frontage At Bldg. Line	50 FT.
4. Minimum Lot Depth	100 FT.
5. Minimum Front Setback	20 FT.
6. Minimum Rear Setback	15 FT.
7. Minimum Side Yard	0 FT. and 10 FT.
8. Minimum Bldg. Separation	10 FT.
9. Maximum Bldg. Coverage	50%
10. Maximum Bldg. Height	30 FT.
11. Maximum Off-Street Parking Excluding Garage	2 Spaces/Unit
12. Minimum Garage Space	2 Each

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 12th day of June, 1986, in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Texas-Frates Corporation  
for a modification to the approved preliminary plan for a portion of Phase 15 PD-8  
Chandlers Landing to change the land use from Townhouse to Zero Lot Line, Single Family  
detached and approve area requirements on the following described property:

See Attached Description

As an interested property owner, it is important that you attend this hear-  
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turning the form below. In replying, please refer to Case No. 86-45-Z

  
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. 86-45-Z

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.

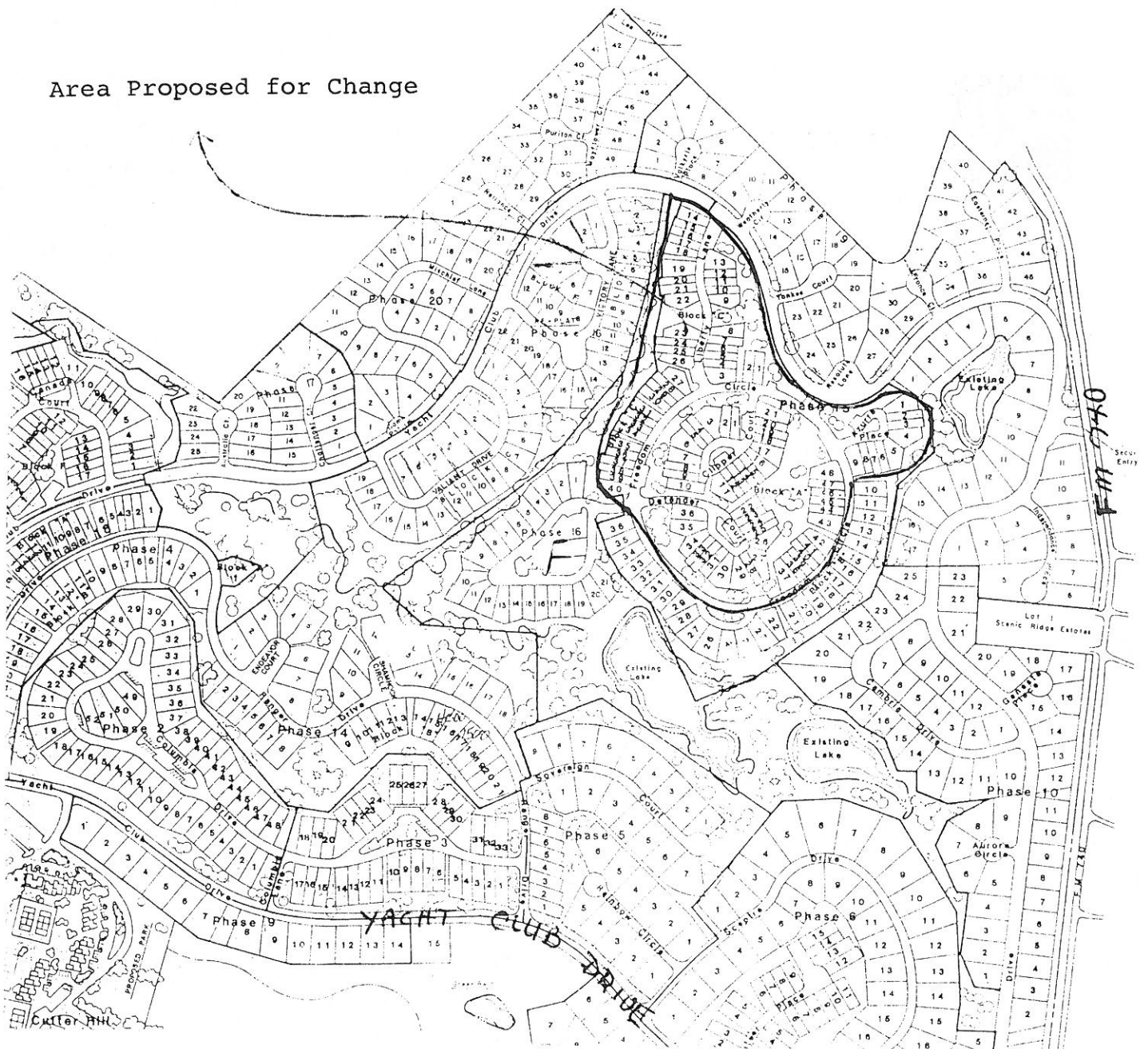
Thank you,  
City of Rockwall



Dear Property Owner:

You recently received a notice from the City of Rockwall concerning a proposed change in the Preliminary Plan for Chandlers Landing, PD-8 on a portion of Phase 15 from its current designation of Townhouse to a proposed designation of Zero Lot Line, Single Family Detached. The proposed change would provide for single family detached development instead of the currently approved single family attached development and would result in a decrease in density by eleven units. A location map was not included in the notice and a number of questions have developed regarding the location of the proposed change. Below is a location map indicating the area that is being proposed for change. The City Council will hold a public hearing on the proposed change on July 7, 1986, at 7:30 P.M. at City Hall, 205 West Rusk.

Area Proposed for Change



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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o'clock P. M. on the 12th day of June, 1986, in  
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*Jennifer S. Jarrett*  
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. *Keeps property values at a higher level*
2. *attracts less transient family units*
3. *draws buyers with higher incomes to area of Chandlers  
who are more likely to support the community*

Signature *Virginia M. Sparles*

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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THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;  
THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;  
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THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;  
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South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,  
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CITY OF ROCKWALL, TEXAS

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Jennifer S. Jarrett  
City of Rockwall Texas

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

Case NO. 86-45-Z

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 houses should sell for more than townhouses,
2. Keeping the values in Chandlers higher.
- 3.

Signature Russ J. Bels

Address 203 yacht club dr

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

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*Jennifer S. Jarrett*  
City of Rockwall Texas

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

Case NO. 86-45-Z

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

I am opposed the request for the reasons listed below.

1. *Prefer single family dwellings over townhomes*
2. *Increase the value of other lots and houses.*
3. *Reduce the population in the area*

Signature *Joe E. Parkerson*

Address *4125 Keptone, Garland,  
TX 75041*

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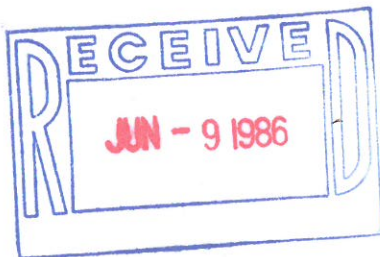
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Case NO. 86-45-Z

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

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

1. Prefer zero lot line
- 2.
- 3.



Signature Janice Roberts

Address 201 West Rusk Street, Rockwall, Texas

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

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

1. Reduce density
- 2.
- 3.

Signature Linda Bond Major

Address 15605 Kempcrest  
Dallas, Texas 75248

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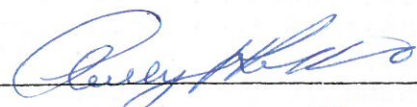
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I am in favor of the request for the reasons listed below. X

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

- 1.
- 2.
- 3.

Signature   
Address 2301 Exum Dr  
Rockwall, Texas 75041

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South 86° 50' 03" West a distance of 114.55 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21", and a radius of 331.06 feet, along said curve an arc distance of 298.08 feet to a point for a corner at the point of compound curvature of a circular curve to the right, having a central angle of 42° 00' 30", a radius of 209.58 feet, along said curve an arc distance of 153.66 feet to a point for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance of 35.69 feet to a point for a corner,  
South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,  
North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,  
North 09° 21' 14" West a distance of 134.79 feet to a point for a corner,  
North 51° 49' 23" West a distance of 97.76 feet to a point for a corner on the Southeast line of a replat of part of Chandlers Landing Phase 16 according to the plat recorded in Slide B at Page 270-272 of the Plat Record of Rockwall County, Texas;  
THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;  
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THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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o'clock P. M. on the 12th day of June, 1986, in  
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quest of Texas-Frates Corporation  
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City of Rockwall Texas

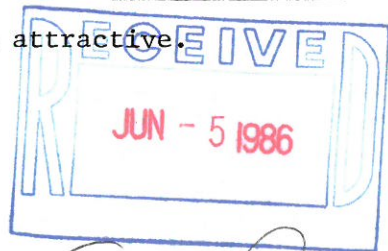
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 86-45-Z

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

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

1. Zero Lot Lines will look less like condominiums; more attractive.
- 2.
- 3.



Signature 

Address 7275 Lupton Cr., Dallas, TX 75225  
P. O. Box 66, Rockwall, TX 75087

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

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City of Rockwall

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*Jennifer S. Garrett*  
City of Rockwall Texas

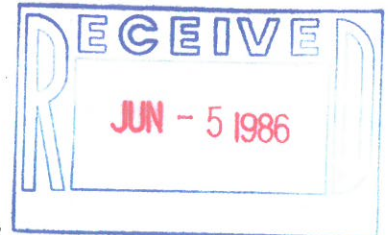
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Case NO. 86-45-Z

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

I am opposed the request for the reasons listed below.

1. Area would benefit from less density
2. Zero Lot Lines more saleable.
- 3.



Signature *Paul Casey*

Address 5505 Yacht Club Dr., Rockwall, TX 75087  
P. O. Box 66, Rockwall, Texas

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

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City of Rockwall



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*Jennifer S. Jarrett*  
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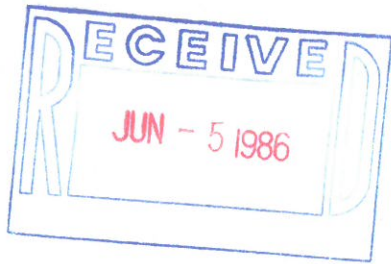
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Case NO. 86-45-Z

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

I am opposed the request for the reasons listed below.

- I believe the area will benefit from less density*
- Zero lot line homes are more saleable.*
- 



Signature *Dale Cresson*  
Address *5505 Cypress Creek Dr.*

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

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a distance of 26.70 feet to a point for a corner at the point of curvature

of a circular curve to the right having a central angle of 51° 35' 21",

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City of Rockwall, Texas

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Case NO. 86-45-Z

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

I am opposed the request for the reasons listed below.

1. Because of Townhouses being more like apartments and not house, zero lot line will be like houses.
2. Townhouse are lower glass living because of that effect
3. Because of the privacy also

Signature Lyndell S. Lytton  
Address 518 Fwy Way Garland TX  
75043

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

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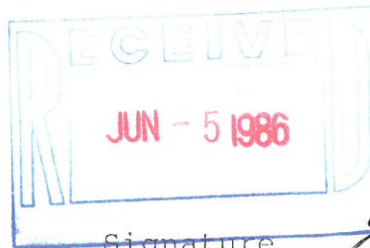
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I am in favor of the request for the reasons listed below. X

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

1. It will enhance the growth of the community
- 2.
- 3.



Signature Elliott S. Betty

Address 218 Henry M. Chandler Dr.

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

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Jennifer S. Garrett  
City of Rockwall Texas

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Case NO. 86-45-Z

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 Ralph Miller  
Address 2016 Jessie Pl Ft Worth  
76134

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THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;  
THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;  
North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,  
South 86° 50' 03" West a distance of 114.55 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21", and a radius of 331.06 feet, along said curve an arc distance of 298.08 feet to a point for a corner at the point of compound curvature of a circular curve to the right, having a central angle of 42° 00' 30", a radius of 209.58 feet, along said curve an arc distance of 153.66 feet to a point for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance of 35.69 feet to a point for a corner,  
South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,  
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THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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o'clock P. M. on the 12th day of June, 1986, in  
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quest of Texas-Frates Corporation  
for a modification to the approved preliminary plan for a portion of Phase 15 PD-8  
Chandlers Landing to change the land use from Townhouse to Zero Lot Line, Single Family  
detached and approve area requirements on the following described property:

See Attached Description

As an interested property owner, it is important that you attend this hear-  
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turning the form below. In replying, please refer to Case No. 86-45-Z

*Jennifer S. Jarrett*  
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. 86-45-Z

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

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

1. *It will increase green area*
2. *Will lower the density of homes*
- 3.

*Leanne D. Rhoades*  
Signature Walter F. Rhoades  
Address 5920 Volunteer Place

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

Thank you,  
City of Rockwall

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Jennifer S. Garrett  
City of Rockwall Texas

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

Case NO. 86-45-Z

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 Susie P. Morton  
Address 1-8 Providence Rd  
Yeadon Pa. 19050

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City of Rockwall Texas

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

Case NO. 86-45-Z

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

I am opposed the request for the reasons listed below.

1. LOWER DENSITY HOUSING
- 2.
- 3.

Signature Henry A. Brodowski

Address 2840 ALAN-A. DALE  
IRVING, TX 75061

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City of Rockwall, Texas

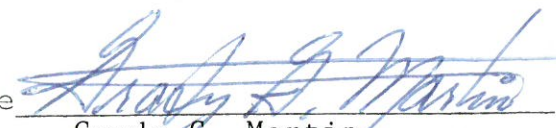
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Case NO. 86-45-Z

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

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

1. Lower Density with/<sup>the</sup>end result, hopefully, of larger Lots
- 2.
- 3.

Signature   
Grady G. Martin  
Address 207 Rainbow Circle  
Rockwall, Tx 75087

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

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3881 0 1 MUL

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CITY OF ROCKWALL, TEXAS



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*Jennifer S. Jarrett*  
City of Rockwall Texas

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Case NO. 86-45-Z

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

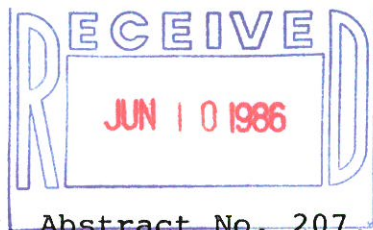
I am opposed the request for the reasons listed below. \_\_\_\_\_

1. *We favor single-family dwellings rather than*
2. *multi-family due to lessened density*
3. \_\_\_\_\_

Signature Lindy Ruggiero  
Address 3837 Acorn Dr Cir  
Garland, TX 75043

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

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City of Rockwall



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Case NO. 86-45-Z

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

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

1. I own a single family lot in the area.
2. Facilities are not conducive to multi-housing -
3. \_\_\_\_\_

Signature Susan E. Russell

Address 8328 Beechwood, Dallas

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

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THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;

North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,

South 86° 50' 03" West a distance of 114.55 feet to a point for a corner

at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West

a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21",

and a radius of 331.06 feet, along said curve an arc distance of 298.08 feet to a point for a corner at the point of compound curvature of a circular

curve to the right, having a central angle of 42° 00' 30", a radius of 209.58 feet, along said curve an arc distance of 153.66 feet to a point

for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point for a corner at the point of curvature of a circular curve to the right

having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of

compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance

of 35.69 feet to a point for a corner,

South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,

North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,

North 09° 21' 14" West a distance of 134.79 feet to a point for a corner,

North 51° 49' 23" West a distance of 97.76 feet to a point for a corner

on the Southeast line of a replat of part of Chandlers Landing Phase 16 according to the plat recorded in Slide B at Page 270-272 of the Plat Records of Rockwall County, Texas;

THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;

THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;

THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht

Club Drive;

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 12th day of June, 1986, in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Texas-Frates Corporation  
for a modification to the approved preliminary plan for a portion of Phase 15 PD-8  
Chandlers Landing to change the land use from Townhouse to Zero Lot Line, Single Family  
detached and approve area requirements on the following described property:

See Attached Description

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. 86-45-Z

Jennifer S. Jarrett  
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. 86-45-Z

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

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

1. I own a single family lot in the area.
2. Facilities will not support multi housing lots.
- 3.

Signature Samuel D. Russell  
Address 8328 Baccowood, Dallas

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

Thank you,  
City of Rockwall

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

BEGINNING at a point for a corner being the West corner of Lot 1 Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;

THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to a point for a corner;

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BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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for a modification to the approved preliminary plan for a portion of Phase 15 PD-8  
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detached and approve area requirements on the following described property: more particular,  
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See Attached Description

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Jennifer S. Jarrett  
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. 86-45-Z

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

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

1. The change to Zero Lot Line S.F. homes will lower the density from 147 to 136 and increase individual lot size.
2. The appearance of the entire Phase 15 will be improved with more green area.
- 3.

Signature Walter J. Rhoades  
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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*Jennifer S. Jarrett*  
City of Rockwall Texas

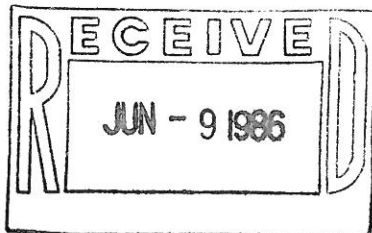
The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 86-45-Z

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

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

1. *Density*
2. *Traffic*
3. *Privacy*



Signature *Phyllis Mc Mann*

Address *311 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

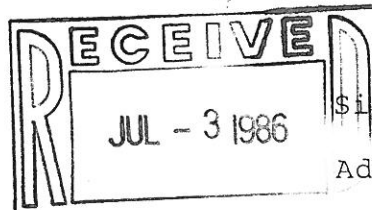
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Case NO. P&Z 86-50-CUP

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

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

1. *It does not meet city requirements*
2. *Lower property values*
3. *Increase traffic*



Signature *Carolyn Peoples*  
Address 710 Rusk

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

Thank you,  
City of Rockwall

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*Jennifer S. Jarrett*  
City of Rockwall, Texas

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

Case NO. 86-45-Z *TX Frates*

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

I am opposed the request for the reasons listed below.     

- 1. Increased obesity*
- 2. Lowers property values*
- 3. Negative environmental impact*

Signature *Ken W. Howard*

Address *438-H YACHT CLUB DR.*  
*ROCKWALL, TX 75087*

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

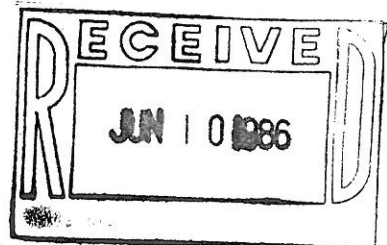
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Case NO. 86-45-Z

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

I am opposed the request for the reasons listed below.

1. Less density
2. More green area
3. Less population



Signature Marcey  
Address 4145 Rosser Sq.  
Dallas, TX 75244

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

Thank you,  
City of Rockwall

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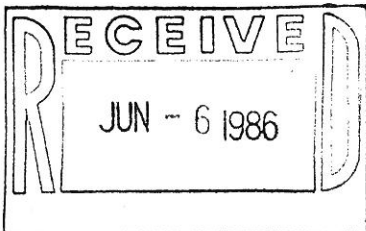
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Case NO. 86-45-Z

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

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

- 1. Townhome units tend to become investor owned and tenant  
occupied, eventually taking on the negative atmosphere of apartment  
complexes including lack of pride of ownership and regard for  
neighborhood.



Signature Ronda Sue Henderson  
Address 3130 Encino Dr. Dallas TX  
(Property Owner - Chandlers Landing)

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

Thank you,  
City of Rockwall

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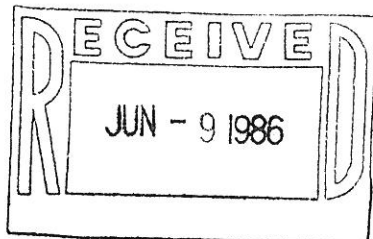
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I am in favor of the request for the reasons listed below. \_\_\_\_\_

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

- 1. Density*
- 2. Traffic*
- 3. Privacy*



Signature *Phyllis McMorris*

Address *311 Columbia St*

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

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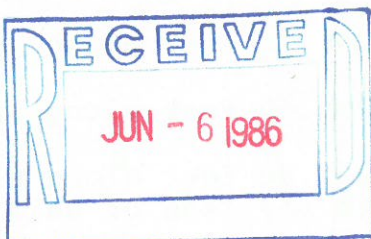
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I am in favor of the request for the reasons listed below. X

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

1. Townhome units tend to become investor owned and tenant
2. occupied, eventually taking on the negative atmosphere of apartment
3. complexes including lack of pride of ownership and regard for  
neighborhood.



Signature Linda Sue Henderson

Address 3130 Encino Dr. Dallas TX  
(Property Owner - Chandlers Landing)

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

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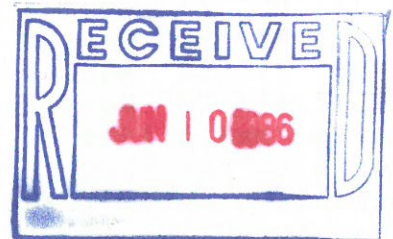
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2. More green area
3. Less population



Signature Mancey  
Address 4145 Rosser Sq.  
Dallas, TX 75244

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Thank you,  
City of Rockwall

*Chandler's  
Landing*

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District No. 8, Chandler's Landing on the property described in

Exhibit "A" herein attached and being further described as a portion of Phase 15, Chandlers Landing.

SECTION 2. That Planned Development District No. 8, Chandlers Landing shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8, Chandlers Landing Phase 15 as described herein shall be regulated by the requirements listed in Exhibit "C". All area requirements not specifically listed on Exhibit "C" shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

SECTION 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this 28th day of July, 1986.

APPROVED:

17 Ben Tull  
Mayor

ATTEST:

BY: Joseph J. Powell

1st reading 7/21/86

2nd reading 7/28/86

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

BEGINNING at a point for a corner being the West corner of Lot 1 Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;  
THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;  
THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to a point for a corner;  
THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;  
THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;  
North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,  
South 86° 50' 03" West a distance of 114.55 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21", and a radius of 331.06 feet, along said curve an arc distance of 298.08 feet to a point for a corner at the point of compound curvature of a circular curve to the right, having a central angle of 42° 00' 30", a radius of 209.58 feet, along said curve an arc distance of 153.66 feet to a point for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance of 35.69 feet to a point for a corner,  
South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,  
North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,  
North 09° 21' 14" West a distance of 134.79 feet to a point for a corner,  
North 51° 49' 23" West a distance of 97.76 feet to a point for a corner on the Southeast line of a replat of part of Chandlers Landing Phase 16 according to the plat recorded in Slide B at Page 270-272 of the Plat Record of Rockwall County, Texas;  
THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;  
THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;  
THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

THENCE: South  $74^{\circ} 19' 02''$  East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of  $27^{\circ} 44' 26''$ , and a radius of 382.98 feet;

THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

THENCE: South  $46^{\circ} 34' 36''$  East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of  $23^{\circ} 51' 44''$ , and a radius of 232.83 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of  $09^{\circ} 43' 11''$ , a radius of 989.46 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

THENCE: South  $12^{\circ} 59' 41''$  East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of  $24^{\circ} 00' 19''$ , a radius of 311.51 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of  $105^{\circ} 56' 38''$ , a radius of 188.00 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of  $01^{\circ} 29' 24''$ , and a radius of 555.36 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 16.956 Acres of Land.

## PHASE 15

## AREA REQUIREMENTS AND PORTION PHASE 16

Zoning Change from Townhouse to Patio Lots and S.F.10 Single Family Residential District. Change request in Block "A", Block "C" and a portion of Block "B".

## AREA REQUIREMENTS PATIO HOMES: (100 Lots)

1. Minimum Lot Size	4,000 S.F.
2. Minimum Floor Area Per D.U.	1,200 S.F.
3. Minimum Lot Frontage At Bldg. Line	40 FT.
4. Minimum Lot Depth	100 FT.
5. Minimum Front Setback	20 FT.
6. Minimum Rear Setback	15 FT.
7. Minimum Side Yard	0 FT. and 10 FT.
8. Minimum Bldg. Separation	10 FT.
9. Maximum Bldg. Coverage	60%
10. Maximum Bldg. Height	30 FT.
11. Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
12. Minimum Garage Space	2 Each

## AREA REQUIREMENTS S.F. 10 SINGLE FAMILY RESIDENCE: (6 Lots)

1. Minimum Lot Size	10,000 S.F.
2. Maximum Number of S.F. Detached Units/Lot	1 Each
3. Minimum Floor Area Per D.U.	1,500 S.F.
4. Minimum Lot Frontage At Building Line	60 FT.
5. Minimum Lot Depth	100 FT.
6. Minimum Depth of Front Setback	20 FT.
7. Minimum Depth of Rear Setback	15 FT.
8. Minimum Width of Side Setback	
a) Internal Lot	6 FT.
b) Sideyard Abutting Street	15 FT.
9. Minimum Distance Between Buildings	10 FT.



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PHASE 15

AREA REQUIREMENTS AND PORTION PHASE 16

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10.	Minimum Length of Driveway Pavement	18 FT.
11.	Maximum Bldg. Coverage	35%
12.	Maximum Bldg. Height	30 FT.
13.	Minimum Off-Street Parking Excluding Garage	2 Spaces/Unit
14.	Minimum Garage	2 Each
15.	Circular Drive Per D.U.	1 Each

AREA REQUIREMENTS PATIO LOTS: (30 Lots)

1.	Minimum Lot Size	5,000 S.F.
2.	Minimum Floor Area Per D.U.	1,200 S.F.
3.	Minimum Lot Frontage At Bldg. Line	50 FT.
4.	Minimum Lot Depth	100 FT.
5.	Minimum Front Setback	20 FT.
6.	Minimum Rear Setback	15 FT.
7.	Minimum Side Yard	0 FT. and 10 FT.
8.	Minimum Bldg. Separation	10 FT.
9.	Maximum Bldg. Coverage	50%
10.	Maximum Bldg. Height	30 FT.
11.	Maximum Off-Street Parking Excluding Garage	2 Spaces/Unit
12.	Minimum Garage Space	2 Each