

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 87-41-2 Filing Fee \$ 53⁰⁰ Date May 21, 1987
Applicant Texas - Frates Corp Phone 226-7435
Mailing Address One 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 Plat

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

Townhome District Classification
to Zero Lot Line District Classification
for the following reasons: (attach separate sheet if necessary)

Need larger lots for bigger homes

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

Status of Applicant: Owner Tenant Prospective Purchaser

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Danny E. Oster
For the Applicant

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

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

CERTIFICATE




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

Danny E. Oster
Surveyor ~~or Attorney~~ for Applicant
(Mark out one)

ZONING DISTRICTS

A	AGRICULTURAL
SF-16	SINGLE-FAMILY DWELLING
SF-10	SINGLE-FAMILY DWELLING
SF-7	SINGLE-FAMILY DWELLING
2F	TWO-FAMILY DWELLING
MF-20	MULTI-FAMILY DWELLING
MF-15	MULTI-FAMILY DWELLING
C	COMMERCIAL
GR	GENERAL RETAIL
OF	OFFICE
CBD	CENTRAL BUSINESS DISTRICT
NS	NEIGHBORHOOD SERVICE
HC	HEAVY COMMERCIAL
LI	LIGHT INDUSTRIAL
HI	HEAVY INDUSTRIAL
PD	PLANNED DEVELOPMENT
S	SPECIAL USE PERMIT

LEGEND

 ROCKWALL CITY LIMITS LINE
 ZONING DISTRICT BOUNDARY
 APPROXIMATE LOCATION OF DALLAS TAKE LINE

Prepared in Cooperation with the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

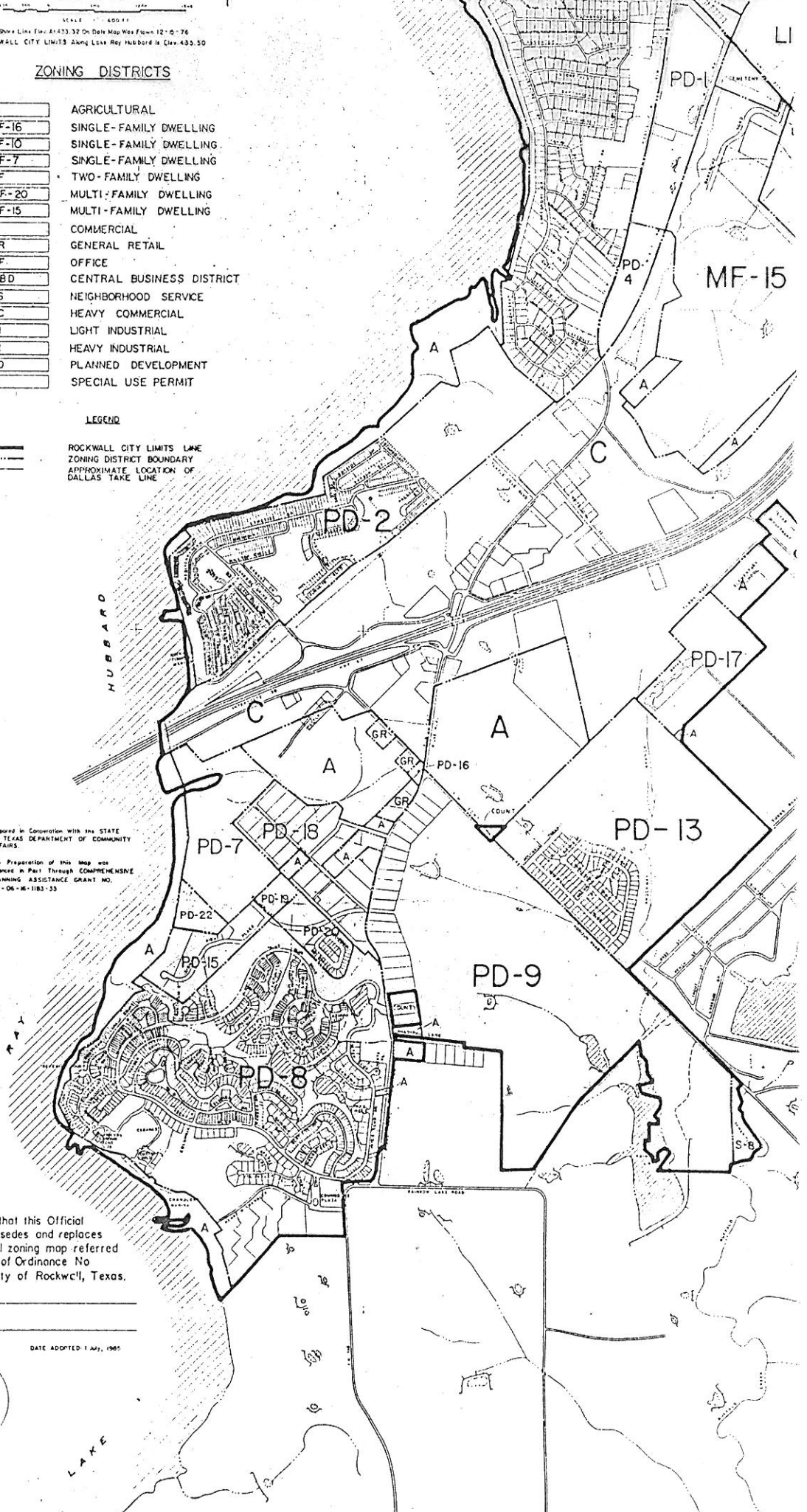
The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX-06-M-1183-33

This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No 83-23 of the City of Rockwall, Texas.

S/Leon Tuttle, Mayor

S/Alm Couch, City Secretary

DATE ADOPTED: 1 July, 1965



4455.000

4452.000

4449.000

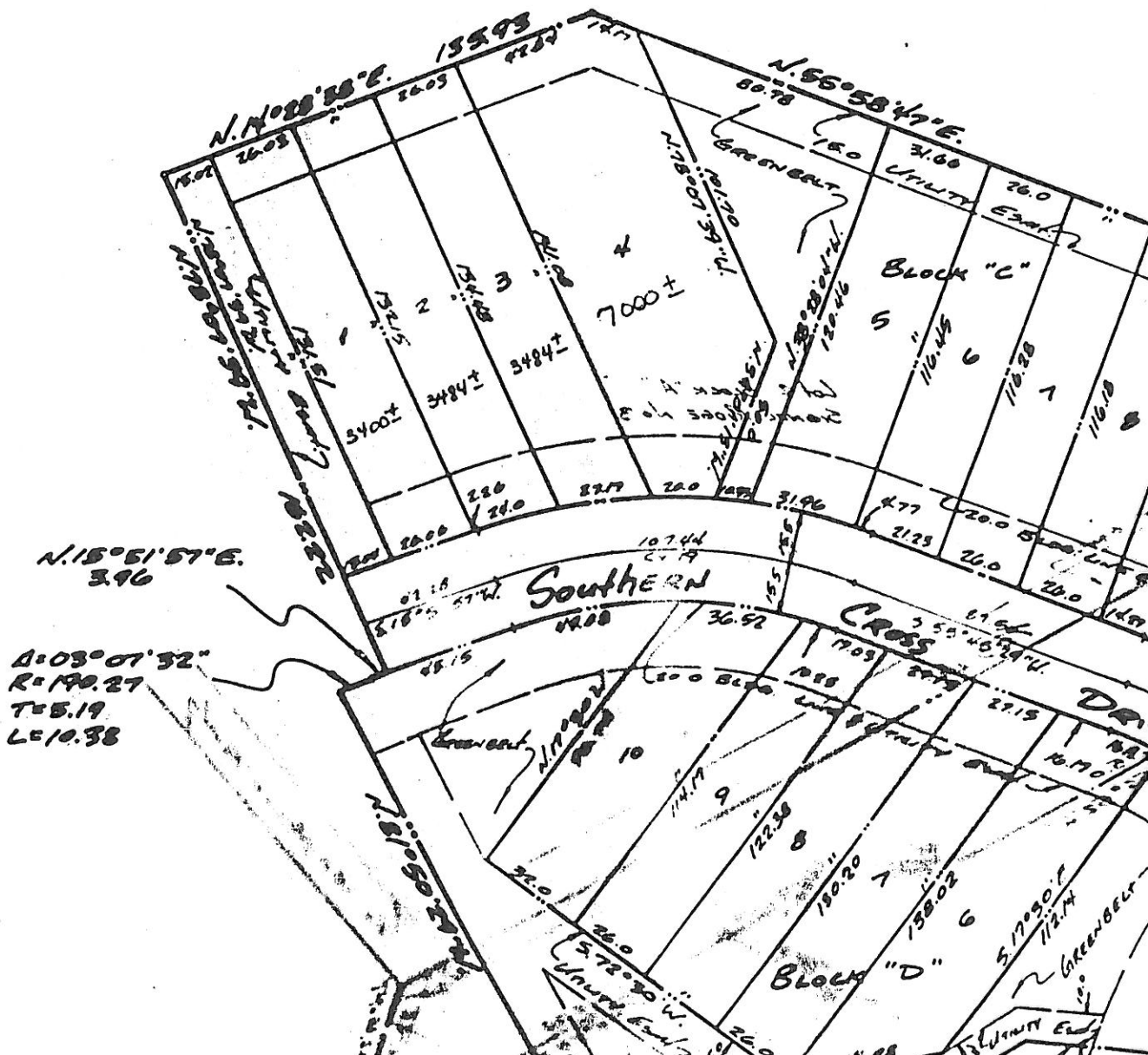
4446.000

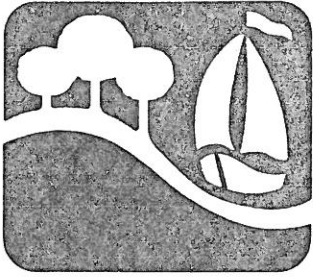
4443.000

4440.000

Chandlers Landing Replat

These are the original 4 lots in Phase 17 that is proposed for replatting into 3 lots. The estimated square footage of each lot is indicated on each lot.





CITY OF ROCKWALL
"THE NEW HORIZON"

August 6, 1987

Texas Frates Corp.
One Commodore Plaza
Rockwall, Texas 75087

Gentlemen:

On August 3, 1987, the Rockwall City Council approved an amendment to the preliminary plan for PD-8 to change the zoning from "TH" to Zero Lot Line on four lots located in Phase 17, a replat of these lots, and an ordinance authorizing the revision in the preliminary plan on first reading. An ordinance of this nature must be read and approved at two separate meetings of the Council. The second reading is scheduled for August 17th at 7:00 P.M. in City Hall. If approved, a building permit may be issued upon filing with this office 16 executed blue line copies and two executed mylars of the replat. Filing with the County is done by this office and executed copies must be received not less than 100 days from the date of approval. Should you miss this file deadline, approval of the replat is forfeited.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp



Arthur D. Little Valuation, Inc.

8080 Park Lane
Suite 115
Dallas, TX 75231



City of Rockwall
Rockwall, TX 75087-3793

Agenda Notes

P&Z - 7/9/87

- III. A. P&Z 87-41-Z - Hold Public Hearing and Consider Approval of a Revision in the Preliminary Plan for PD-8, Chandlers Landing to Amend the Zoning from "TH" Townhouse to "ZL" Zero Lot Line on Four Lots Located in Phase 17
- III. B. P&Z 87-40-FP - Hold Public Hearing and Consider Approval of a Replat of Four Lots Located in Phase 17

We have received a request from the Frates Company to change the current Townhouse designation on four lots located in Phase 17 to Zero Lot Line designation generally meeting the same criteria as Phase 18 which is adjacent to this area, with the exception that the lots would be 5,000 sq. ft. as opposed to 4,000 sq. ft. Attached is a list of the proposed area requirements, those for Phase 18, and the City's current requirements. The lots as drawn meet all of the proposed area requirements.

The area proposed for redesignation and replatting is located directly north of Phase 18 which is designated for Zero Lot Line. Attached you will find copies of the notices we have received regarding this matter, a location map and a copy of the replat.

MINUTES OF THE PLANNING AND ZONING COMMISSION
July 9, 1987

Vice Chairman Norm Seligman called the meeting to order with the following members present: Bill Sinclair, Hank Crumbley, and Tom Quinn.

The Commission first considered approval of the minutes of June 11 and 25, 1987. Crumbley made a motion to approve the minutes. Sinclair seconded the motion. The motion was voted on and passed unanimously.

Seligman then opened a public hearing and the Commission considered approval of a revision in the preliminary plan for PD-8, Chandlers Landing to amend the zoning from "TH" Townhouse to "ZL" Zero Lot Line on four lots located in Phase 17. Assistant City Manger Julie Couch explained that the Frates Company proposed to change the current Townhouse designation on these four lots to Zero Lot Line designation generally meeting the same criteria as Phase 18 which is adjacent to this area with the exception that the lots would be 5,000 sq. ft. as opposed to 4,000 sq. ft. W. P. Whitmore addressed the Commission and explained that although he was not opposed to the request, he was concerned with about the maximum height allowed. Couch explained that the ordinance as written prescribed a 30 ft. maximum height. Larry Walker, representing the applicant, explained the request pointing out that the zero lot line would be located on the northern lot lines to provide at least ten feet between each building and the southern lot line. Marvin Patsy addressed the Commission and explained that he owned property on Lot 5 adjacent to these lots and that he was concerned about inadequate drainage that caused standing water at the end of his lot. Mrs. Patsy confirmed that the standing water existed for some time and caused mosquitoes, fleas and even snakes to swarm in this area. Harold Evans, Consulting Engineer, stated that although he had been unaware of the problem, he would have someone investigate it. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Quinn then made a motion to recommend approving the revision in the preliminary plan for PD-8 to amend the zoning from Townhouse to Zero Lot Line on Lots 1 through 4 located in Phase 17. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a replat of four lots located in Phase 17, Chandlers Landing. After discussion with regard to lot size, Sinclair made a motion to approve the replat with the zero lot line being located on the opposite side from that which was indicated on the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from L. Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development

meeting "SF-7" area requirements and including a minimum 1,500 sq. ft. dwelling size. Couch explained the location of the property, the applicant's request, and pointed out several items that needed to be included in the PD ordinance if the Commission recommended approval of the request. She pointed out that 23 acres of flood plain were planned for parkland dedication and that as the property was bounded by two undeveloped tracts, it was not likely that the City would receive other requests for downgrading lot sizes within the area. Harold Evans explained that the two items considered when developing the concept plan were 1) the sewage treatment plant and 2) the amount of flood plain on this tract. He explained that by reducing the lot size to 7,000 sq. ft. he had reduced the number of lots from 347 lots at 10,000 sq. ft. to 275 lots at 7,000 sq. ft. Sanders Thompson pointed out that with "SF-7" lot sizes he had been able to provide more greenbelt around the sewage treatment plant and more flood plain. He explained that in an "SF-10" lot size he could build up lots within the flood plain, thus enabling him to create more lots. He stated that he was unable to do this with "SF-7" lots as smaller lots could not absorb the cost, and that "SF-7" lots would be more easily sold than "SF-10" lots due to the proximity of the sewer treatment plant. The Commission discussed the proximity of the treatment plant, whether or not adequate buffering would be provided, the need for some "SF-7" housing in Rockwall, and limiting the development to a maximum of 275 lots. The public hearing was closed. After further discussion, Quinn made a motion to recommend approval of the change in zoning and the preliminary plan subject to the following conditions:

- 1) The PD would meet "SF-7" area requirements and permitted uses.
- 2) It would retain a minimum 1,500 sq. ft. dwelling size.
- 3) It would contain a maximum of 275 units.
- 4) The dedication of park area including the flood plain shown on the preliminary plan should be finalized prior to approval of a plat in the PD.
- 5) Prior to plat approval the a detailed alignment study on the location of Lakeshore Drive would be completed.
- 6) Prior to plat approval a phasing plan would be submitted on the entire development if completion is planned in phases.
- 7) A traffic analysis to determine the level of access necessary to serve the development would be completed prior to plat approval.
- 8) Requiring the area north of the sewer treatment plant to be the last section developed.

Crumbly seconded the motion. Harold Evans pointed out that if adjacent property off Lakeshore Drive was the first property in the

area to begin developing, Thompson may wish to develop the north section of his property first. Seligman pointed out that while it may be better to start developing from the south at Alamo, the applicant should not necessarily be required to develop the north section by the treatment plant last. After further discussion, Quinn offered an amendment to his motion to delete the requirement prescribing the north section was to be developed last. Sinclair seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from John Crow for a Conditional Use Permit for a private club to be located at the Gridiron Restaurant in Rockwall Village Shopping Centre. Couch pointed out recent changes that had been made in the ordinance prescribing conditions for issuance of private clubs and further explained that under the revised ordinance Mr. Crow's restaurant would meet all requirements. Michael Crouch, of Carlisle Development, explained that the floor plan the Commission received was basically two separate restaurants, sharing the same restroom and kitchen facilities. He explained that the Gridiron was the restaurant they were requesting the permit for, while the other restaurant, Checkers, was geared more toward young people and quick meals for customers possibly coming from the movie theater. John Crow explained that in his many years in the restaurant business he had never received a complaint connected with alcohol, nor had he ever had to remove a customer as a result of too much alcohol consumption. As there was no one else wishing to address the Commission with regard to this matter, the public hearing was closed. Quinn then made a motion to recommend approval of the Conditional Use Permit as it met all requirements for a private club. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from TU Electric for a Conditional Use Permit for a structure exceeding 36 ft. in height to allow a radio antenna. Couch explained that the applicant's proposal was to return the antenna to its original location at 1101 Ridge Road adjacent to the Cameron Building located within the Ridge Road Shopping Center. She explained that the property was located within a PD with a designation of General Retail zoning and that the maximum height in General Retail was 60 ft., although anything over 36 ft. required a Conditional Use Permit. Gary Johnson, of TP&L, explained that prior to the opening of the new service area on Kristy Lane the antenna had been located adjacent to the Cameron Building. He explained that until recently Rockwall had been a sub-office of Terrell, but a merge with Garland was eliminating the need for a Rockwall Service Center as Rockwall would be utilizing the Garland facilities and merging with the Garland workforce as well. He explained that while this would improve service, the Rockwall radio antenna would need to be moved closer towards Garland, signals would be inadequate from Kristy Lane. He proposed

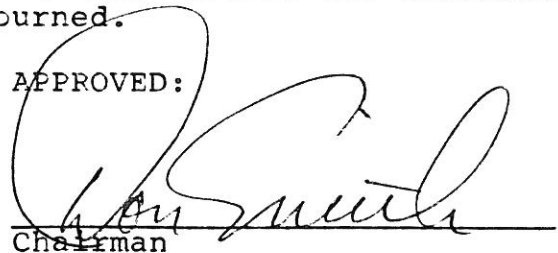
that if the 55 ft. high antenna were returned to its original location, it would be painted to match the Cameron Building. As there was no one else wishing to address this matter, the public hearing was closed. Sinclair made a motion to recommend approval of the Conditional Use Permit. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for Aircraft Ducting located within the Bodin Industrial Park on I-30. Couch explained that the original site plan did not have adequate parking, but that the applicant had since revised the plan to provide additional parking and had widened the drive off I-30. The Commission discussed the location of easements, the location of existing power, and confirmed that the extension to the rear would still meet landscaping requirements. After further discussion, Crumbley made a motion to approve the site plan as submitted. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then discussed requirements for accessory buildings in residential areas. Couch reviewed with the Commission the current requirements as outlined in the Zoning Ordinance and four possible alternatives for amending the Zoning Ordinance. The alternative most extensively discussed allowed one detached garage not exceeding 15 ft. in height or 900 sq. ft. as an accessory to a residential use and containing the same materials, not necessarily glass, as found on the main structure. It provided for not more than three accessory buildings not exceeding 15 ft. in height or 225 sq. ft. each as an accessory to a residential use on the same lot. It provided the exterior covering contains only the materials found on the main structure. It provided for greenhouses not exceeding 15 ft. in height nor exceeding 300 sq. ft. as an accessory to residential use and it retained the section of the Zoning Ordinance pertaining to total floor area of accessory structures. After extensive discussion, the Commission decided to present this alternative to the City Council however allowing only two accessory buildings instead of three as stated in the alternative, and exempting greenhouses from the materials requirements. Greenhouses would also be considered one of the two allowed accessory buildings and would meet the same requirements for accessory buildings.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:



Chairman

ATTEST:

By: _____

MINUTES OF THE ROCKWALL CITY COUNCIL
August 3, 1987

The meeting came to order at 7:25 P.M. with the following members present: John Bullock, Jean Holt, Pat Luby and Ken Jones. Council first considered the appointment of a temporary chairman in the absence of the Mayor and Mayor pro tem. Jones made a motion to appoint John Bullock. Holt seconded the motion. The motion was voted on and passed with all in favor except Bullock, who abstained.

Bullock announced that due to the number of people present for one item, Council would first discuss and consider approval of an ordinance amending Ordinance 86-51, the City's regulations regarding antennas and satellite dishes. Assistant City Manager Julie Couch explained the ordinance and read the caption. She outlined changes that had been made in the ordinance including 1) additional setback requirements, 2) removal of the words "from view" as they pertained to screening, 3) size of roof mounted and ground mounted antennas, 4) clarification of the appeal process, and 5) excluding existing antennas/dishes in place upon adoption of the ordinance.

Hope Hart, 113 Summit Ridge, outlined statements she had made at the previous meeting of Council pertaining to the great community services provided by ham radio operators and emergency situations where hams had been the only means of communication. She added that since the last meeting she had found the names of 11,900 ham operators in North Texas and 35 ham operators in Rockwall. Jim Haney, American Radio Relay League representative for Texas and Oklahoma, stated that although the amended ordinance was preferable to the original ordinance, he would like the additional setback requirements to begin at 36 foot antennas. After Council discussion, Holt made a motion to approve the ordinance minus Section 6 to be discussed at a later date. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of the Consent Agenda which consisted of A) an ordinance amending the Code of Ordinances regarding Animal Control on second reading and B) an ordinance amending SUP-7 located at SH-205 and Yellowjacket Lane on second reading. Couch read the ordinance captions. Holt made a motion to approve the Consent Agenda. Luby seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's report in which he addressed recommendations made by the Commission on the amended preliminary plan for PD-8, a replat within Phase 17 of Chandlers Landing, the zone change request for "PD" planned development designation, a Conditional Use Permit request for a private club and a Conditional Use Permit request for a structure (antenna) over 36 feet in height.

Bullock then opened a public hearing on a request for a revision to the preliminary plan for PD-8, Chandlers Landing, to amend the zoning designation from "TH" Townhouse to "ZL" Sero Lot Line on four lots located in Phase 17. Couch explained that the applicant proposed to make four townhouse lots into three larger zero lot lines. Harold Evans was present to answer questions. Couch read the caption of an ordinance amending the preliminary plan. Luby made a motion to approve the zone change and first reading of the ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development meeting "SF-7" area requirements with a minimum 1,500 square foot dwelling size and a preliminary plan. Couch explained that the basic concept was shown in the preliminary plan and gave Harris Heights as an example of "SF-7" sized lots with larger dwellings. Luby asked why the density was being increased. Don Smith pointed out that although the size of lots would be reduced, so would the actual number of lots. He explained that this was possible partly due to the location of the sewage treatment plant and partly because "SF-7" lots couldn't absorb the cost of building up flood plain as well as an "SF-10" lot, thus resulting in fewer lots. Holt questioned the major access to the subdivision. Couch explained that ultimately Alamo would become a four lane divided and the extension of North Lakeshore Drive would serve the subdivision as well. She pointed out that a phasing plan, access study and alignment study had all been recommendations by the Planning and Zoning Commission.

Harold Evans pointed out several problems with the tract including the sewage treatment plant and the amount of flood plain. He reminded Council that while the plan now contained 275 lots, the original plan for "SF-10" lots contained a greater number. Smith pointed out that the Planning and Zoning Commission minutes contained a statement regarding a capacity for 347 "SF-10" lots.

Sanders Thompson addressed Council and explained that a large amount of park land would be dedicated providing

residential recreation areas. He stated that the lots would be designed with rear entry garages which would attract more desirable homes and prevent tract style homes. He added that although 1,500 square feet would be the minimum dwelling size, there would be some built much larger. Thompson pointed out that "SF-10" was not zoning he had requested but was zoning that had been assigned. Jones stated a preference for larger lots. Harold Evans pointed out that the Planning and Zoning Commission had recommended tying down the maximum number of lots. After further discussion, Jones made a motion to continue the public hearing at the next regular meeting allowing consideration by a greater number of Councilmembers. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing on a request for a Conditional Use Permit for a private club to be located within the Rockwall Village Shopping Center. City Attorney Pete Eckert suggested that Council continue the public hearing due to lack of applicant representation. Holt made a motion to continue the public hearing at the next meeting. Luby seconded the motion. The motion was voted on and passed unanimously.

Council next held a public hearing and considered approval of a request from TU Electric for a Conditional Use Permit for a structure exceeding 36 feet in height for a radio antenna, approval for an antenna exceeding 15 feet in height, and approval of an ordinance on first reading authorizing the Conditional Use Permit. Couch explained that the antenna had been at the location in the past and that the applicants were basically asking to relocate the antenna in its original location at 1101 Ridge Road. Gary Johnson of TP&L explained that the service department would be moving to Garland resulting from a merger. He stated that while he anticipated much service improvement, the antenna had to be located closer to the Garland service center for effective communication. Couch read the ordinance caption. Jones made a motion to approve the ordinance and request as submitted. Holt seconded the motion. The motion was voted on and passed unanimously.

Bill Eisen then gave the City Manager's Report in which he addressed results of the second legislative Special Session, a change in the Airport's hours of operation, cable TV service expansion, and the budget meeting scheduled for Friday and Saturday, August 7th and 8th.

Council then considered approval of an ordinance authorizing the collection of a special expense for processing costs on first reading. Eisen explained that the ordinance would authorize a \$10.00 fee as permitted by

State law for processing of defensive driving applicants, and a \$25.00 warrant fee. Couch read the ordinance caption. Holt made a motion to approve the ordinance. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution authorizing the Mayor to execute a Consent Agreement with Lakeside National Bank authorizing a security interest in the Chandlers Landing Marina facilities. Eisen explained that the City's concession agreement required that the City approve any assignment of interest in the lease. The marina was planning to refinance the loan on the marina and had submitted a request for approval of the agreement. Luby confirmed that default would not affect the City's tax ability. Eisen explained that even if Chandlers Marina went bankrupt, Lakeside National Bank would pay the City. Jones made a motion to approve the resolution. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a change order to the contract with Triple H Construction for utility construction. Eisen explained that installation of additional storm drainage boxes was needed under Hartman and Clark Streets to avoid flooding. He explained that bond funds were available for the additional work. Holt asked why the work had not been previously considered Eisen explained that some of the improvements had been planned out of the General Fund but it was no longer practical to proceed in that manner. Jones made a motion to approve the change order. Luby seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Council for consideration, the meeting was adjourned.

APPROVED:

ATTEST:

By _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on July 9, 1987, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on August 3rd at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of a request for a revision in the Preliminary Plan for PD8, Chandlers Landing to amend the designated use from Townhouse to Zero Lot Line on four lots, Lots 1 through 4, Block C, Phase 17 of Chandlers Landing. (see attached map)

The applicant proposes to change the presently allowed attached townhome on lots averaging 3500 square to detached single family homes, on lots averaging between 5200 square feet and 6900 square feet. The applicant proposes these increases in lot size by replating this section to make four lots into three larger ones, thus reducing the number of lots while increasing the size of each one.

As an interested property owner it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P&Z 87-41-Z.

Mary A. Nichols
City of Rockwall, Texas

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

Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature _____

Address _____

HUB

ROCK FISH MARINA
MARINA

INTERSTATE 30

HWY 67

PD-16

PD-7

PD-18

GR

GR

GR

F.M. 309

PD-22

PLACE

PD-20

PD-15

PD-9

COUNTY

SHADYDALE LANE

PD-8

A

RAINBOW LAKE ROAD

CHANDLER MARINA

A

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

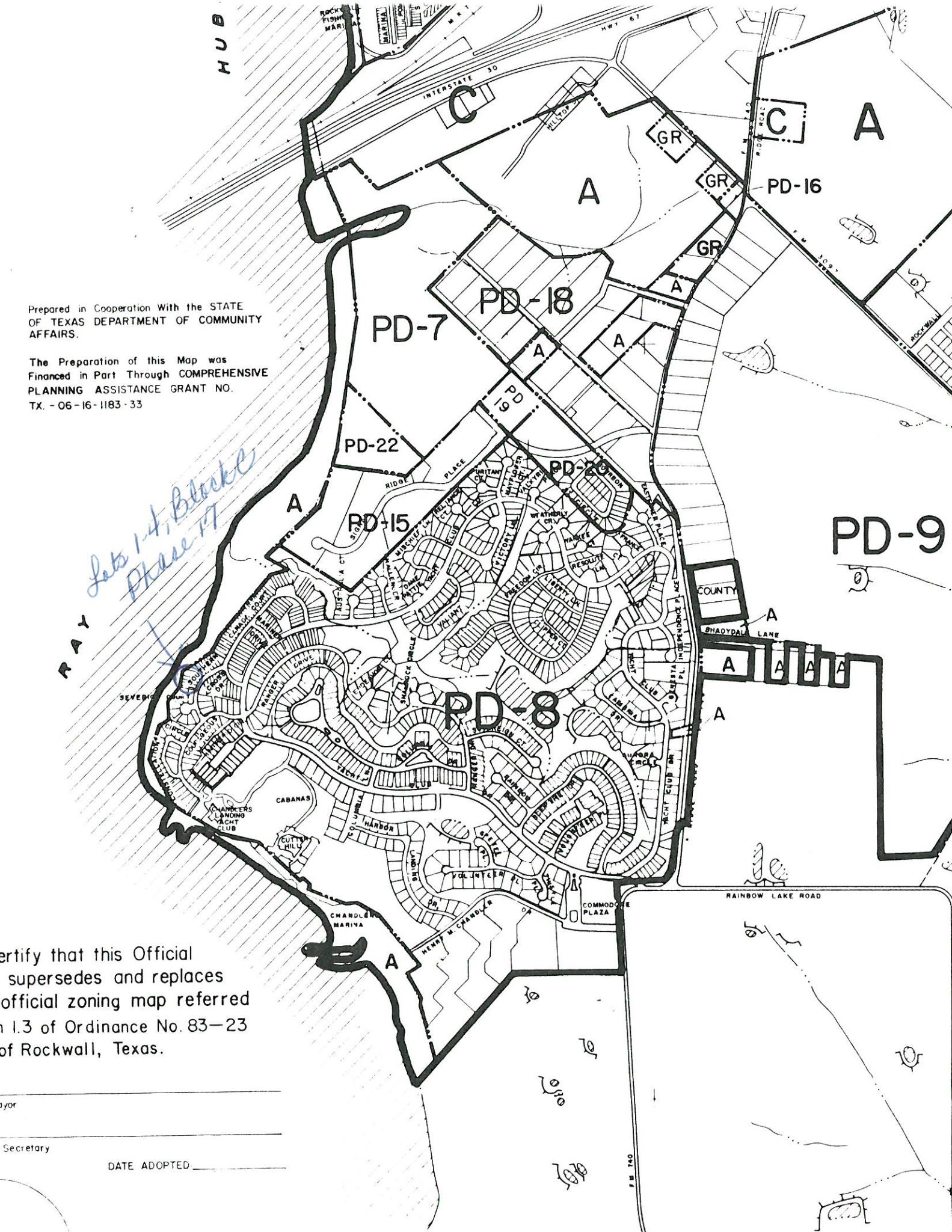
The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX. - 06-16-1183-33

RAY
Lots 1-4, Block
Phase 17

I certify that this Official map supersedes and replaces the official zoning map referred to in Section 1.3 of Ordinance No. 83-23 of Rockwall, Texas.

Mayor

Secretary
DATE ADOPTED _____



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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Peter G. Galbraith
Address 333 Yacht Club

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Mary T. Rozfus
Address 3927 Fairlakes
Dallas, TX 7522

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Case No. P&Z 87-41-Z

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

- 1.
- 2.
- 3.

Signature Peter G. Estline
Address Lot 44 Columbia

PUBLIC NOTICE

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Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 105 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 87-41-Z

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

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

1. NONE
- 2.
- 3.

Signature Ronald L. Davis

Address 3025 Esters Ct
Irving Texas 75062

PUBLIC NOTICE

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. Less density
- 2.
- 3.

Signature Yvonne Mastromardi
Address 211 Yacht Club Dr

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Carolyn O'Neil
Address #2 Cobble Ct
Arlington, Tex. 76013

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City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. *We are in favor of increased lot size for single*
2. *family detached homes.*
- 3.

Signature Bachman & Ron Caleson
Address 228 Sovereign Ct
Rockwall,

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Case No. P&Z 87-41-Z

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

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

1. Total ignorance of any "anti" factors
2.
3.

Signature Jane L. Johnson
Address 314 Columbia Dr
722-9698

PUBLIC NOTICE

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Maury A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Mark W. Roberts
Address P.O. Box 1116
ADDISON, TX 75001

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature M. A. Nichols

Address 206 Columbia Dr

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. LESSEN DENSITY - INCREASE PROPERTY VALUE
- 2.
- 3.

Signature Morris Jansu
Address 427 COLUMBIA DR
ROCKWALL, TX 75087

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Case No. P&Z 87-41-Z

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

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

1. lots will be larger
2. _____
3. _____

Signature Judy Barton
Address 6005 Volunteer

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature 

Address 438 E YACHT CLUB DR

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Case No. P&Z 87-41-Z

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

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

1. It appears to me to upgrade the
2. quality of the community.
- 3.

Signature John E. Logan
Address 213 Gretel Place

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Jimmy J. Butera, Jr.
Address 9236 Chimney Corner
Dallas, Texas 75243

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature [Handwritten Signature]
Address 2029 Castle Bridges Hill
Carrollton TX
75007

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Lawell R. Beckstead
Address 9915 Janglewood
Dallas TX 75238

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Mrs. Jakes Williams
Address 212 Sovereign St

PUBLIC NOTICE

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. to eliminate cluttering
- 2.
- 3.

Signature Bill Kucera

Address 208 Banner Bridge Rd

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Martin J. Stone
Lee F. Stone

Address Owner - Lot 15 in

residing at
7123 Ayala Lane
Dallas, Texas
75230

Block A
Phase 14
Chandler's Landing

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Maya D. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. *Sounds like the structure and lot size will keep in character with Chandler's style.*
- 2.
- 3.

Signature Mrs. Rose Campbell
lot owner, Chandlers
Address _____

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. Single family homes on larger, more expensive lots
2. promotes residents rather than transients.
- 3.

Signature Mary A. Kirk
Address 216, Sovereign Ct.
Chandlers Landing.

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Mary A. Nichols
City of Rockwall, Texas

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

Case No. P&Z 87-41-Z

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

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

1. Better open spaces
2. nicer floor
3. _____

Dean Gunn
Signature Harry Schroeder
Address Rt 4 Box 639
Heath
722 6952

PUBLIC NOTICE

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Case No. P&Z 87-41-Z

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

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

1. Better open space
2. Nicer Home
3. _____

HARRY SCHROEDER

Signature Danny Schroeder
Address P.O. Box 639
HEATH

722-6952

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Case No. P&Z 87-41-Z

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

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

1. In my opinion the number of revision requests for this PD have been excessive and abusive. I am in favor of allowing Chandlers to be developed as originally planned.
- 2.
- 3.

Signature 

Address 512 Columbia

PUBLIC NOTICE

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Case No. P&Z 87-41-Z

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

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

1. I do not like the zero lot line in the detached-Single-Family Area
 2. The Lots are not large enough- the figures should be checked
 3. they will average 4666 sq. feet instead of the proposed 5200 to 6900 sq. ft.
- My lot is apx. 9500 Sq. feet and I feel that this zoning change would lower the value of my lot and the homes in the surrounding area.

Signature Mary Warren
Address 3700 Briarhaven Ln
Bedford, TX 76021
Phone 817-485-4471

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City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. Reduces # of lots.
- 2.
- 3.

Signature Frank Ottmers

Address 9958 Tanglevine Dr
Dallas 75233

Frank OTTMERS

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City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature

Address

J. E. Stitt
419 Columbia Dr.
Rockwall Tx.

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City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Johnnie L. Cook

Address Rt 1, Box 356

Merestburg Texas
76239

6-27-87

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Commerce Laureless
Signature Petrona E. Kerner
Address 111 SOLEDAD, SUITE 1350
SAN ANTONIO, TX 78205

PUBLIC NOTICE

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Case No. P&Z 87-41-Z

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

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

1. *There is probably more demand for zero-lot lined*
- 2.
- 3.

Signature David Oberst

Address 201 West Rusk

Rockwall, Tx

75087

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Case No. P&Z 87-41-Z

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

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

1. The developer does not have a property report filed with HUD
2. as required by the Interstate Land Sales Full Disclosure Act
3. for the waterfront properties adjacent to these four townhouse lots.

This report is supposed to be made available to prospective land purchasers in this subdivision of Chandler's Landing according to Paula A. Massouh in the HUD Office of Interstate Land Sales Registration in Washington, D.C. (202) 755-6716

Signature Mark D. Connor (3F16)
Address 406 W. VIEW TER.
ARLINGTON, TX 76013

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Anna Bund
Address 5811 BELT LINE RD #1057

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Case No. P&Z 87-41-Z

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

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

1. GOOD FOR CHANDLERS LANDING VALUES
2. LOWER DENSITY
- 3.

Signature Mark Weir
Address 146 Henry Chandler
108 Sceptre

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Case No. P&Z 87-41-Z

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

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

1. *Less dense use of land will cause less strain on utilities and congestion.*
2. *More family use of development will mean more stability of ownership.*
3. *Detached houses will allow more green space and more attractive landscaping.*

Signature Mr. Alhedesh, Jr. for Jesuit College Preparatory School

Address 12345 Inwood Rd.
Dallas, Tx. 75244

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Dr. David B. Lynn
Address 328 Columbia Dr
Rockwall Texas
75087

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Case No. P&Z 87-41-Z

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

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

1. *Should serve to increase value overall -*
2. *less density in this case has merit.*
- 3.

Signature *James E. White*
Address *6186 Preston Court*
Health Tx 75240

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. *I believe this will enhance the property values of nearby lots.*
2. _____
3. _____

Signature Deborah S. Oatwell
Address 1020 Signal Ridge
Rockwall Tx 75087

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. The proposed change will, in effect, lower the density of the development.
2. Single family homes, even with zero-lot-line are more of an asset to our community

Signature Walter F. Rhoads
Address 205 Rainbow Circle
Rockwall, TX

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Mary A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. Less dense housing

2.

3.

Signature 

Address 3115 Truxillo
Dallas, Tx 75228

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Maya A. Nichols
City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

1. Should enhance property values for all surrounding areas.
2. _____
3. _____

Signature R.H. Lichtenstein

Address 6888 Applebluff Cir
Dallas TX 75248

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The applicant proposes to change the presently allowed attached townhome on lots averaging 3500 square to detached single family homes, on lots averaging between 5200 square feet and 6900 square feet. The applicant proposes these increases in lot size by replating this section to make four lots into three larger ones, thus reducing the number of lots while increasing the size of each one.

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision. In replying please refer to Case No. P&Z 87-41-Z.

Mary A. Nichols
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to the City Planning and Zoning Commission, 105 West Rusk Street, Rockwall, Texas 75087.

Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature William C. Bunker
Address 4906 York Club Dr
Rockwall, Tx
75087

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

- 1.
- 2.
- 3.

Signature Mary Bowman
Address 109 Chandler

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Case No. P&Z 87-41-Z

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

1. less density
- 2.
- 3.

Signature William [Signature]
Address 456-C Yacht Club Dr.

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City of Rockwall, Texas

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Case No. P&Z 87-41-Z

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

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

- 1.
- 2.
- 3.

Signature Maren Hendry
Address 6628 Vada Dr.
75214

ORDINANCE NO. 87-45

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 so as to approve a change in the preliminary plan for "PD" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

ORDINANCE NO. 87-45

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

Block C, Lots 1-4, Phase 17

Area Requirements

Minimum Lot area-----	5,000 sq. ft.
Minimum Floor Area per Dwelling Unit-----	1,750 sq. ft.
Minimum Lot Frontage-----	40 ft.
Minimum Lot Depth-----	100 ft.
Minimum Front Setback-----	20 ft.
Minimum Rear Setback-----	15 ft.
Minimum Side Yard-----	0 ft. & 10 ft.
Minimum Building Separation-----	10 ft.
Maximum Building Coverage-----	60%
Maximum Building Height-----	30 ft.
Minimum Off-Street Parking----- (excluding garage)	2 spaces/unit

All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.

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 17th day of August, 1987.

APPROVED:


Mayor

ATTEST:

By 

1st reading 8/3/87
2nd reading 8/17/87

PLANNING AND ZONING ACTION SHEET

Applicant Leates Case No. 87-41-2
 Property Description Phase 17 Lots 1-4 Chandler
 Case Subject Matter rezoning TH to 2C per plan res

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>July 9</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>Aug 3</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan *replat*
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance 87-45
- Correspondence
- Applicant Receipts

*all
Chandler,
Spyglass
& Cutler
Hill
& tax
roll*

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on July 9, 1987, at 7:30 P.M. in City Hall, 205 West Rusk to consider:

1. Revising the preliminary plan for PD-8, Chandlers Landing to amend the zoning from "TH" Townhouse to "ZL" Zero Lot Line on four lots, lots 1 through 4, Block C, Phase 17, Chandlers Landing
2. A request from John Crow for a Conditional Use Permit to allow a private club at the Gridiron Restaurant to be located in the Rockwall Village Shopping Centre off FM-740 south of I-30.
3. A request from TP&L for a Conditional Use Permit to allow a radio antenna on the 1100 block of Ridge Road located in the Ridge Road Shopping Center south of Goliad.
4. A request for a change in zoning from "SF-10" to "PD" Planned Development with uses and area requirements to generally meet "SF-7" requirements as currently adopted in the Comprehensive Zoning Ordinance and a minimum lot size of 10,000 square feet on a 29.570 acre tract of land located north of Alamo, west of Goliad and south of Squabble Creek.

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on August 3, 1987, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of:

1. A replat of a portion of Phase 17, Chandlers Landing to replat lots 1-4, Block C of Phase 17 into three larger lots
2. A revision in the preliminary plan for PD-8, Chandlers Landing to amend the zoning from "TH" Townhouse to "ZL" Zero Lot Line on four lots, Lots 1 through 4, Block, Phase 17, Chandlers Landing
3. A request from John Crow for a Conditional Use Permit to allow a private club at the Gridiron Restaurant to be located within the Rockwall Village Shopping Centre on FM-740 south of I-30, further described as being a portion of Lot 3, Block A, Carlisle Plaza Addition
4. A request from TP&L for a Conditional Use Permit for a structure over 36 feet in height to allow a radio antenna at 1101 Ridge Road located within the Ridge Road Shopping Center south of Goliad, further described as being a portion of Lot 1, Block A, Eastridge Center Addition
5. A request from L. Sanders Thompson for a change in zoning from "SF-10" Single Family to "PD" Planned Development with uses and area requirements to generally meet "SF-7" requirements and containing a minimum 1,500 square foot dwelling size on a tract of land consisting of approximately 103 acres located north of North Alamo Road, west of Goliad, south of Squabble Creek and further described as follows: