

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-11-2/SP Filing Fee \$120.00 Date 2-17-88

Applicant Chandlers Landing Development Co. Phone (918) 587-2004

Mailing Address 1717 S. Boulder  
Tulsa, OK 74119

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.)<sup>1</sup>

Lot 2 of the E. Teal survey of Scenic Estates Subdivision according to the plat thereof, recorded in Vol. 1, page 42, of the Rockwall County map records.

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

Agricultural District Classification to

PD-8 District Classification for  
for the following reasons: (attach separate sheet if necessary)

Consolidate this parcel into PD-8 for use as a community center.

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> 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 concerning the importance of my submitting to the City a sufficient legal description.

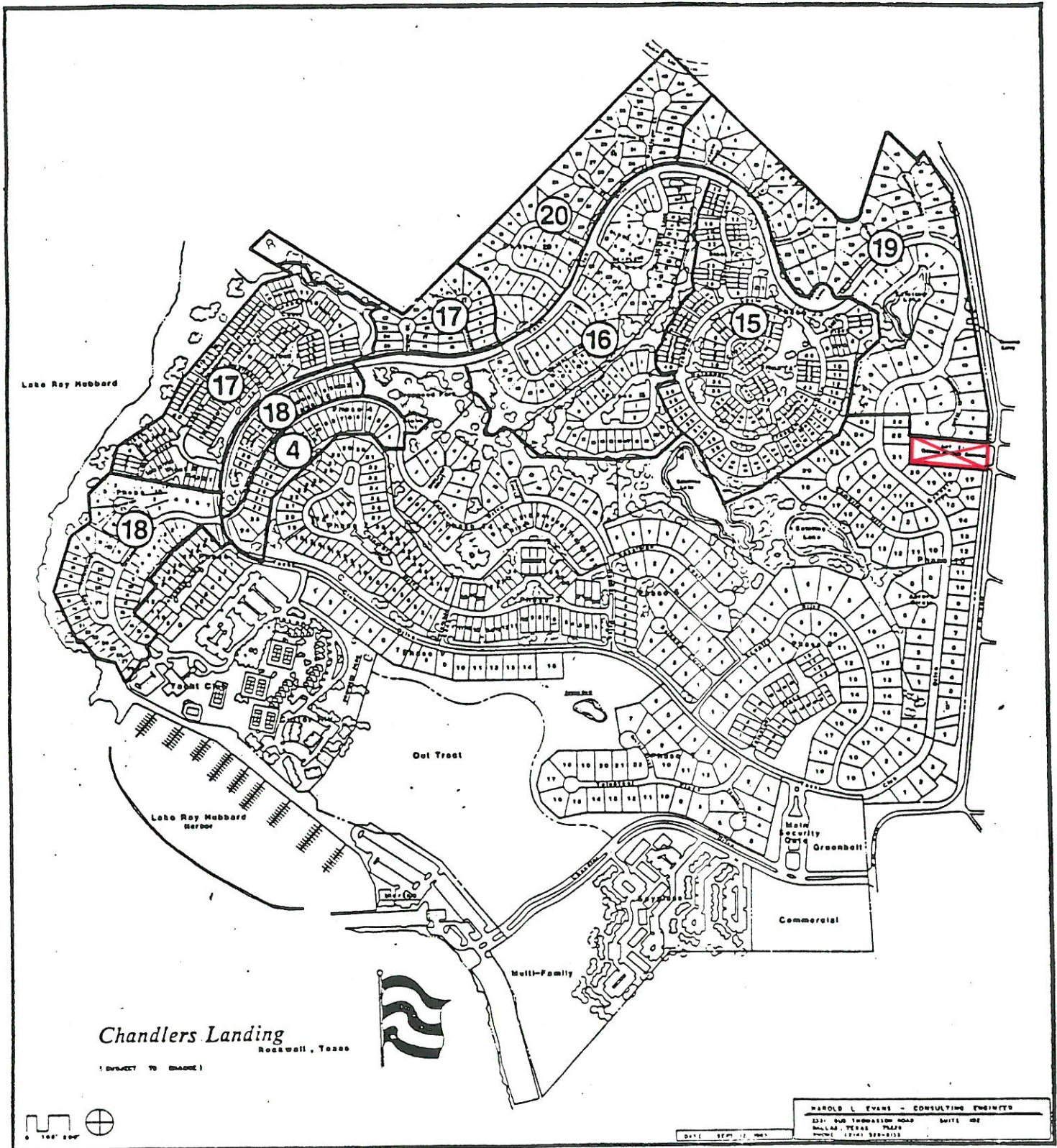
CHANDLERS LANDING DEVELOPMENT CO.  
an Oklahoma General Partnership  
By: Frates Development Co.  
Managing General Partner

SIGNED \_\_\_\_\_  
Vice President

NOTE:

<sup>1</sup>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.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



**Chandler's Landing**  
 Rockwall, Texas

(SUBJECT TO CHANGE)



HAROLD L. EVANS - CONSULTING ENGINEER  
 2231 OLD THOMAS ROAD SUITE 402  
 DALLAS, TEXAS 75246  
 PHONE (214) 359-8115  
 DATE: SEP 22, 1981

Chandler's Landing  
 Rockwall, Texas



TRACT B

A: 46°29'35"  
R: 80.00'  
T: 129.28'  
L: 162.66'

RELEASE TRACT  
2 ACRES

RELEASE TRACT  
2 ACRES

TRACT D

S 20° 02' 06" E  
241.20'

3 18 30 8 S  
FIND HERE

50 000

POW

207

ONE ACRE  
RELEASE TRACT

ONE ACRE  
RELEASE TRACT

N 84° 34' 07" W  
391.10'

1/4 34 1/4

2 X

359.82'

S 20° 06' 52" W

3

SCENIC ESTATES

1/4 34 1/4

4

S 84° 34' 07" E  
352.30'

CASH PURCHASE

TRACT F

WATER LINE EASEMENT  
VOL 78, PAGE 417,  
DEED RECORDS.

740

1/4 34 1/4  
UTILITY EASEMENT

1202.40

F. M.

T 6



*Larry Walker*  
771-5543

SITE PLAN APPLICATION

Date 2-17-88

NAME OF PROPOSED DEVELOPMENT Chandlers Landing

NAME OF PROPERTY OWNER/DEVELOPER Chandlers Landing Development Co.

ADDRESS 1717 S. Boulder, Tulsa, OK 74119 PHONE (918) 587-2004

NAME OF LAND PLANNER/ENGINEER Larry Walker

ADDRESS 1717 S. Boulder, Tulsa, OK 74119 PHONE (918) 587-2004

TOTAL ACREAGE 1.2 acres CURRENT ZONING Agricultural

NUMBER OF LOTS/UNITS Existing  
CHANDLERS LANDING DEVELOPMENT CO.,  
an Oklahoma General Partnership  
By: Frates Development Co.  
Managing General Partner

SIGNED *[Signature]*  
Vice President

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

| <u>Provided or Shown</u><br><u>On Site Plan</u> | <u>Not</u><br><u>Applicable</u> |  |
|---|---------------------------------|--|
| <u>X</u>  | <u>      </u>                   | 1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned  |
| <u>X</u>  | <u>      </u>                   | 2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. |
| <u>X</u>  | <u>      </u>                   | 3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas   |
| <u>X</u>  | <u>      </u>                   | 4. <u>Calculation</u> of landscape area provided   |
| <u>X</u>  | <u>      </u>                   | 5. <u>Location</u> and <u>dimensions</u> of ingress and egress   |



Taken by \_\_\_\_\_

File No. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_









NTS

Independence Place

Phase 19

F.H. 350'

R/W

Existing Entrance Sign

Photinia (Screening)  
Approx. 2 1/2 Ft. Centers (Typ.)

Proposed grade

Hill Landscape

Play Area

Pool

Administration  
Offices &  
Community Center

Parking (10)

FM 740

80'

46'

Fence

140'

500'

372.7'

534

Photinia

540

546

Photinia

Existing Exit Sign

R/W

Phase 10

|                         |             |
|-------------------------|-------------|
| Area - Front of Bldg.   | 16,800 SF ± |
| Green Area - Front      | 3,800 SF ±  |
| Area Behind Bldg.       | 30,000 SF ± |
| Comm. Center Room       | 910         |
| Parking Spaces - Req'd. | 10          |

**CHANDLERS LANDING  
COMMUNITY CENTER**

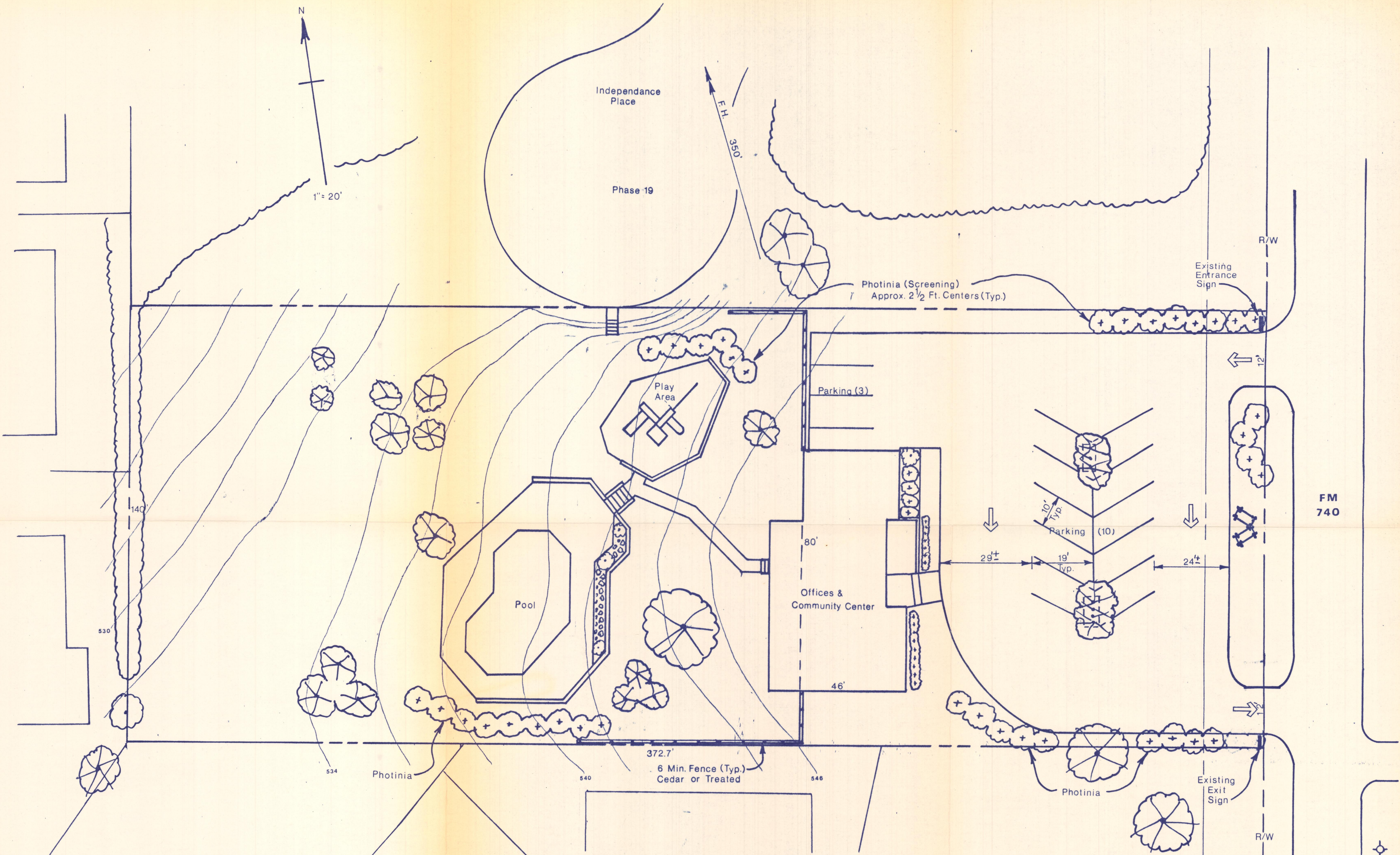
11 = 20'

1st Submittal



F.H.





Phase 10

**CHANDLERS LANDING  
COMMUNITY CENTER**

*Revised  
2nd Submittal*

|                       |                          |
|-----------------------|--------------------------|
| Area-Front of Bldg.   | 16,800 SF±               |
| Green Area-Front      | 3,800 SF±                |
| Area Behind Bldg.     | 30,000 SF±               |
| Comm. Center Room     | 910                      |
| Parking Spaces-Req'd. | 10                       |
| Uses:                 |                          |
|                       | Recreational Facilities  |
|                       | Community Center         |
|                       | PD-8 Related Office Uses |

F.H.



SITE PLAN REVIEW

\* Date Submitted 2/22  
 \* Scheduled for P&Z 3/10/88  
 \* Scheduled for Council 4/4/88  
 \* Applicant/Owner Chandlees  
 \* Name of Proposed Development Chandlees Comm Center  
 \* Location RM740 \* Legal Description Lot 2, Scenic Estates  
 \* Total Acreage 1.5 \* No. Lots/Units 1  
 \* Current Zoning Agricultural  
 Special Restrictions \_\_\_\_\_  
 \_\_\_\_\_  
 \* Surrounding Zoning PD-8

Planning

|  | <u>Yes</u> | <u>No</u>  | <u>N/A</u> |
|--|------------|------------|------------|
| 1. Is the site zoned properly? <i>app has been made</i>  | _____      | ✓<br>_____ | _____      |
| 2. Does the use conform to the Land Use Plan?  | ✓<br>_____ | _____      | _____      |
| 3. Is this project in compliance with the provisions of a Concept Plan?                          | _____      | _____      | ✓<br>_____ |
| * 4. Is the property platted?  | ✓<br>_____ | _____      | _____      |
| * 5. Is plat filed of record at Courthouse?<br>File No. _____                                    | _____      | _____      | _____      |
| * 6. If not, is this site plan serving as a preliminary plat?                                    | _____      | ✓<br>_____ | _____      |
| 7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following: |            |            |            |
| a. Are setbacks correct?   |            |            |            |
| front  | ✓<br>_____ | _____      | _____      |
| side   | ✓<br>_____ | _____      | _____      |
| rear   | ✓<br>_____ | _____      | _____      |
| b. Are buildings on same lot adequately separated?   | _____      | _____      | ✓<br>_____ |

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct?
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown?
- i. Is it irrigated? *Direct*
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated?
- l. Is floor area ratio correct?
- m. Is building height correct?
- n. Are correct number of parking spaces provided?
- o. Are driving lanes adequate in width?    ?
- p. Are parking spaces dimensioned properly    ?
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided?
- s. Is it adequate in width?    ?
- t. Are drive entrances properly spaced? *existy*
- u. Are drive entrances properly dimensioned?
- ....Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed?
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required? *to be determined*
- ....Is it sized properly?
- ....Is it designed properly?
- ....Is it of correct materials?

- \* 7. Does the site plan contain all required information from the application checklist?
- 8. Is there adequate access and circulation?
- 9. Is trash service located and screened? *Bas*
- \* 10. Are street names acceptable?
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.)
- 12. Does the plan conform to the Master Park Plan?
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.)

Comments:

Building Codes

- 1. Do buildings meet fire codes?
- 2. Do signs conform to Sign Ordinance?

Comments:

Engineering

- 1. Does plan conform to Thoroughfare Plan?
- 2. Do points of access align with adjacent ROW?
- 3. Are the points of access properly spaced? *exivity*
- 4. Are street improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required?
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present?
- 8. Are all utilities adequate?
- 9. Are adequate drainage facilities present?
- 10. Is there a facilities agreement on this site?



- 11. Are existing roads adequate for additional traffic to be generated?
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land?
- 13. Are access easements necessary?
- 14. Are street and drive radii adequate?
- 15. Have all required conditions been met?
- 16. Is there a pro rata agreement on this site?
- 17. Have all charges been paid?

Time Spent on Review

| <u>Name</u>        | <u>Date</u>    | <u>Time Spent (hours)</u> |
|--------------------|----------------|---------------------------|
| <i>[Signature]</i> | <i>2/24/88</i> | <i>30 min</i>             |
| _____              | _____          | _____                     |
| _____              | _____          | _____                     |
| _____              | _____          | _____                     |
| _____              | _____          | _____                     |
| _____              | _____          | _____                     |

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/  
PRELIMINARY PLAN/DEVELOPMENT PLAN

ACTION RECORD

Case No: 88-11-2/SP

Location: FM 740 S out Shadydale

Application Reviewed..... ✓

File Created ..... ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application..... \_\_\_\_\_

Review form prepared/<sup>initial</sup>partial review completed..... ✓

Circulated Review through:

Staff Review:..... \_\_\_\_\_

Assistant City Manager..... \_\_\_\_\_

Scheduled for P&Z meeting..... 3/10

Notice Sent:

Newspaper..... 2/22

Surrounding property owners..... \_\_\_\_\_

Sign placed on property..... \_\_\_\_\_

Tallied responses to notices ..... \_\_\_\_\_

Prepared notes and supporting information for P&Z..... \_\_\_\_\_

Notified applicant of results. <sup>and of</sup> Council date..... \_\_\_\_\_

after P+2 consideration.

~~If approved:~~

Scheduled for City Council.....\_\_\_\_\_

Notice sent to newspaper.....\_\_\_\_\_

Notice sent to property owners.....\_\_\_\_\_

Prepared notes and supporting information for City Council.....\_\_\_\_\_

If approved:

Notified applicant of results.....\_\_\_\_\_

Prepared ordinance.....\_\_\_\_\_

1st reading of ordinance.....\_\_\_\_\_

2nd reading of ordinance.....\_\_\_\_\_

Caption to newspaper.....\_\_\_\_\_

Update office map.....\_\_\_\_\_

Notified Inspection Dept. of change.....\_\_\_\_\_

Included map in update file.....\_\_\_\_\_

Included in CUP list (if applicable).....\_\_\_\_\_

→ Permit activated within 6 months.....\_\_\_\_\_

→ If not activated, applicant notified permit is void.....\_\_\_\_\_

Included in PD file (if applicable).....\_\_\_\_\_



## Puttledge House

1. Does this conform to what was sent to HUD & stream to property owner (conforms to drawing stream in 1985)
- ✓ 2. what about a tie in to Independence Place, what about closing the entrance to 740
3. maybe some additional parking at rear
4. spray and complete by Oct 1, what about use of administrative facilities - how long - need a timetable
5. long front lands - suggest mill it be
6. what is sign in relation at front
7. what is scale?
8. dimensions need to be shown drive lanes, entrances, parking spaces
9. mark fire lane

~~Puttledge House~~



## Littleidge House

Had reports early that a park would be developed in this location

Don't know if concrete plan was ever shown

Street doesn't connect - could possibly replot

Steps up on Independence Place

Community Assoc. meetings - etc would still be there?



## NOTES ON CHANDLERS REZONING REQUEST

In 1985 the City annexed this site, which is owned by Realvest, into the City. At that time the existing structure was being converted to a sales office for the developer. When it was annexed it came into the City as a non-conforming use. The use as a sales office ceased over a year ago and since that time the developer has used the facility as an administrative office for Chandlers. The Community Association has had meetings there, and two employees of Realvest currently have offices there. The long range plan for this site has been to turn it into a recreation/community center for the Chandlers development. Installation of the pool and playground area could not occur unless the zoning is changed on the site and they have therefore made application to rezone it to PD-8 and to have the development plan approved. Our comments regarding the proposal are as follows:

### Zone Change

1. Until a permanent zoning classification is established, no improvements to the site can be made.
2. If it is going to be utilized by the Chandlers Association it makes sense to bring the site into the PD.
3. The uses as currently proposed by the developer include a swimming pool, playground area, administrative offices for Chandlers Landing, and a community meeting center.

### Development Plan

1. The only changes proposed for the site are the construction of a swimming pool and the playground. It would make some sense to be able to tie this site into the development from Independence Place to the north. One problem that exists is the change in grade from the existing driveway to the street. A connection could be made, but it would probably require a retaining wall and the proposed playground would have to be relocated. This could also compromise internal security for the development because there would then be a direct tie to FM-740, unless those entrances were closed.

It would be possible to have a second parking area to the rear of the lot that could tie into Independence, but that could create some problems for the existing houses along the rear property line. If access is provided from Independence Place, access easements would need to be provided from the two adjacent lots to the north. If access is not provided it is likely that people will park in Independence Place whether there is access or not.

One alternative that was discussed at the Planning and Zoning Commission meeting was to consider providing some head-in parking off of the cul-de-sac on Independence Place. This could provide approximately five spaces and would not require a great amount of physical alteration to the site.

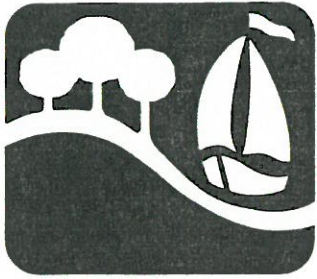
2. They propose to plant some additional plat screening along the two property lines from the front of the lot.

3. The parking should be re-striped in front to provide head-in parking. The number of spaces could be increased to 16.

The Planning and Zoning Commission has recommended that the zone change and development plan be approved with the following conditions:

1. That the uses match the letter of March 3, 1988.
2. That the facility will not be used as a sales office.
3. That a security fence be built on all sides and rear of the property made of a material stronger than a cedar fence,, at a height of 6 ft.
4. That outside restrooms will be provided for men and women.
5. That a minimum of 5 parking spaces will be provided in rear of the property.
6. That landscaped screening would be provided in the island between the entrances off of FM-740.

The developer has responded to the recommendations with a letter indicating that they do not wish to construct the parking or the bathrooms. They have also submitted a revised drawing that reflects addition of a partial screening fence, but does not include the parking in the rear, or the outside bathrooms. This drawing has not been reviewed by the Planning and Zoning Commission. We have included the original submission reviewed by the P&Z as well as their letter outlining the uses proposed for this facility.



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

26 February, 1988

Mr. Larry Walker  
Chandlers Landing Development Corp.  
1717 South Boulder  
Tulsa, Oklahoma 75119

Dear Mr. Walker:

Your application for a site plan and change in zoning have been received in addition to your filing fee of \$120.00. These items are scheduled for consideration by the Planning and Zoning Commission at a public hearing on March 10th at 7:30 P.M. and (unless tabled or otherwise delayed) by the City Council at a public hearing by the City Council on April 4, 1988, at 7:00 P.M. in City Hall, 205 West Rusk.

Please note that as the applicant it is important that you are represented at these meetings. Please feel free to contact me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp





March 3, 1988

Ms. Julie Couch  
City of Rockwall  
205 W. Ruak  
Rockwall, Texas 75087

Dear Ms. Couch:

Per your request, the following items listed are the anticipated designated uses of the "Rutledge House Property" located on FM 740 at Chandlers Landing as a Community Center:

1. Swimming amenities for property owners within PD 8
2. Big toy for PD 8 community children
3. Administrative Offices for the overall project management of PD 8
4. Community Meeting Center for small social and meeting functions of community members of PD 8

If you need any clarification of the designated uses for this property, please feel free to contact me.

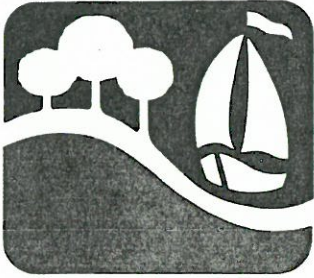
Sincerely,

Thomas D. Haddan  
General Project Manager

TDH/jc

CHANDLERS LANDING

501 Yacht Club Drive South, Rockwall, Texas 75087, Telephone (214) 226-1901, 722-5543



# CITY OF ROCKWALL

## "THE NEW HORIZON"

14 March, 1988

Mr. Larry Walker  
Chandlers Landing Development Corp.  
1717 South Boulder  
Tulsa, Oklahoma 74119

Dear Mr. Walker:

On March 10, 1988, the Planning and Zoning Commission held a public hearing and recommended approval of a change in zoning from "A" to "PD-8" and a site plan on a 1.2 acre lot located on Ridge Road subject to the following conditions:

1. Uses limited to swimming amenities for PD-8 property owners, a big toy for children in PD-8, administrative offices for the overall project management of PD-8 and community meeting center for small social and meeting functions of community members of PD-8;
2. Property not to be used as sales offices;
3. Security fence to be constructed around sides and rear of house of a height and material stronger than a 6 foot cedar fence;
4. Men and women's restrooms to be constructed outside the house in pool area;
5. Parking facility to be constructed in the rear and space for a minimum of five vehicles;
6. Additional screening/landscaping to be provided in island area of front parking lot.

The Rockwall City Council will hold a public hearing on April 4, 1988, at 7:00 P.M. in City Hall and consider approval of your request. Feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

CC: Thomas A. Hadden

205 West Rusk

Rockwall, Texas 75087

(214) 771-1111

GEARY, STAHL & SPENCER

A PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS

6400 FIRST REPUBLICBANK PLAZA

901 MAIN STREET

DALLAS, TEXAS 75202

214/746-9901

TELEX 732561

TELECOPIER 214-742-1223

PLEASE REPLY TO FIRST REPUBLICBANK PLAZA

NORTH DALLAS OFFICE

TWO BENT TREE TOWER

16479 DALLAS PARKWAY, SUITE 800

DALLAS, TEXAS 75248

214/931-9901

TELECOPIER 214-931-9208

ARTHUR J. ANDERSON

DIRECT DIAL NUMBER

214/746-2517

March 25, 1988

Mr. William Eisen, City Manager  
City of Rockwall  
205 West Rusk  
Rockwall, TX 75087

Re: Chandlers Landing/P.D. 8 Amendment  
Our File No. 3596-20803

Dear Bill:

Attached please find nine (9) blue-lined copies and an 8 1/2" x 11" transparency of the amended detailed development plan submitted with Chandlers Landing Development Company's zoning application to rezone the Rutledge House property as P.D. 8. As you are aware, this plan was included in the 1985 Chandlers' rezoning request but was not acted upon by the Council because the Rutledge property had not been annexed into the City. Since that time, Chandlers has depicted the playground, pool and landscaping improvements as shown in the attached detailed development plan on its marketing plans for the project, and this zoning request is triggered by the applicant's desire to construct the playground, pool and landscaping improvements as shown on these plans.

In that regard, several of the conditions listed in Mary Nichols' March 14 letter to Larry Walker are inconsistent with the plan which has been presented to actual and potential purchasers in Chandlers Landing. For example, several of the referenced items, such as the construction of required parking spaces in the right-of-way and additional restroom facilities on the property, have never been shown on Chandlers' plans for development and are therefore not included in the attached detailed development plan.

Furthermore, the five parking spaces in the adjacent cul-de-sac required as conditions to P & Z approval have not been included in the attached development plan for the following reasons:

Mr. William Eisen  
March 25, 1988  
Page 2

1. The approved Chandlers' zoning plan does not provide for parking spaces at this location;
2. The cul-de-sac is two-way and has been constructed, thus requiring destruction of an existing facility;
3. The parking spaces in the right-of-way do not meet the City's off-street parking requirements; and
4. The spaces will require the taking of property on the adjacent platted lots, thus damaging the lots and lowering their market value.

Similarly, bathroom structures in addition to those currently in the Rutledge House are not included in the attached development plan because the structures are not required by the City's Building Code and have never been shown on the Chandlers' marketing plans. It has always been anticipated that the Rutledge House restroom facilities would be sufficient to serve the users of the pool and play areas.

The applicant is requesting rezoning of the subject property to P.D. 8, subject to approval of the detailed development plan attached hereto, at the Council's April 4 meeting. If you have any questions, do not hesitate to contact me.

Very truly yours,

GEARY, STAHL & SPENCER  
A Professional Corporation

By: Art Anderson  
Arthur J. Anderson

AJA:pi

Attachment

cc: Pete Eckerd (w/o enc.)  
Julie Couch (w/o enc.)  
Bill Martin (w/o enc.)  
Tom Hadden (w/o enc.)  
Larry Walker (w/o enc.)  
Steve Mills (w/o enc.)

**FRATES DEVELOPMENT COMPANY**

1717 SOUTH BOULDER, SUITE 201

TULSA, OKLAHOMA 74119

TELEPHONE  
(918) 587-2004  
TELECOPY  
(918) 582-8301

April 4, 1988

TO ROCKWALL CITY COUNCIL:

Re: Chandlers Landing/P.D. 8 Zoning Request  
Rutledge House Property

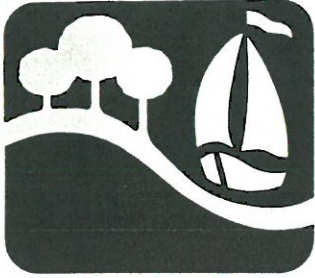
As president of Frates Development Company which is the managing general partner of Chandlers Landing Development Company, the owner of the above-referenced property, please accept this correspondence as the owner's written objection to any City Council action on the above-referenced zoning request other than approval of the P.D. 8 zoning, subject to the approval of the amended detailed development plan which was forwarded to Bill Eisen, City Manager, by letter dated March 25, 1988.

CHANDLERS LANDING DEVELOPMENT  
COMPANY

By: Frates Development Company,  
managing general partner

By Stanley W. Mills *SKM*  
President





# CITY OF ROCKWALL

## "THE NEW HORIZON"

April 7, 1988

Mr. Larry Walker  
Chandlers Landing Development Corp.  
1717 South Boulder  
Tulsa, Oklahoma 74119

Dear Mr. Walker:

On April 4, 1988, the Rockwall City Council held a public hearing and approved a change in zoning from "A" to "PD-8" and a development plan on a 1.2 acre lot located on Ridge Road subject to the following conditions:

1. Uses limited to swimming amenities for PD-8 property owners, a big toy for children in PD-8, administrative offices for the overall project management of PD-8 and community meeting center for small social and meeting functions of community members of PD-8.
2. Property not to be used as sales offices.
3. Security fence to be constructed around sides and rear of house of a height and material stronger than a 6 foot cedar fence.
4. Men and women's restrooms to be constructed outside the house in pool area or direct entry must be provided from the outside to indoor restrooms.
5. Parking facility to be constructed in the rear and space for a minimum of five vehicles.
6. Additional screening/landscaping to be provided in island area of front parking lot including access to Ridge Road and placing a berm along the front.
7. Drive access must be provided from Independence Place to the parking area adjacent to Ridge Road.

An ordinance authorizing the zone change and adopting the site plan will be read at two separate meetings of Council on April 18 and May 2, 1988. The zone change will become effective when the ordinance is approved on second reading. Please call me if you have any questions.

Sincerely,

*Mary Nichols*  
Mary Nichols  
Administrative Assistant

CC: Thomas Hadden

205 West Rusk

Rockwall, Texas 75087

(214) 771-1111



- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

*CHANDLER'S  
Community  
Center*

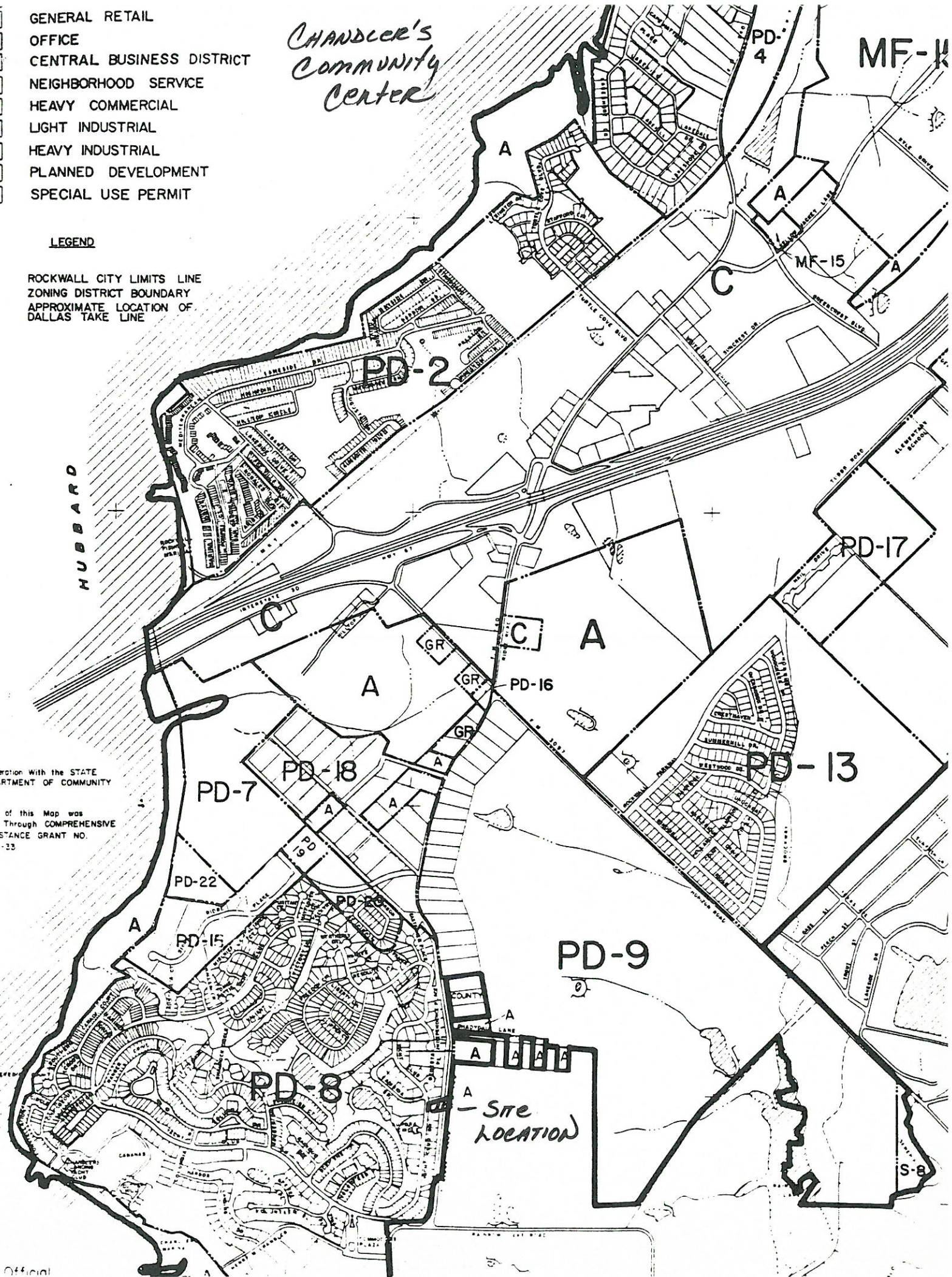
LEGEND

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

HUBBARD

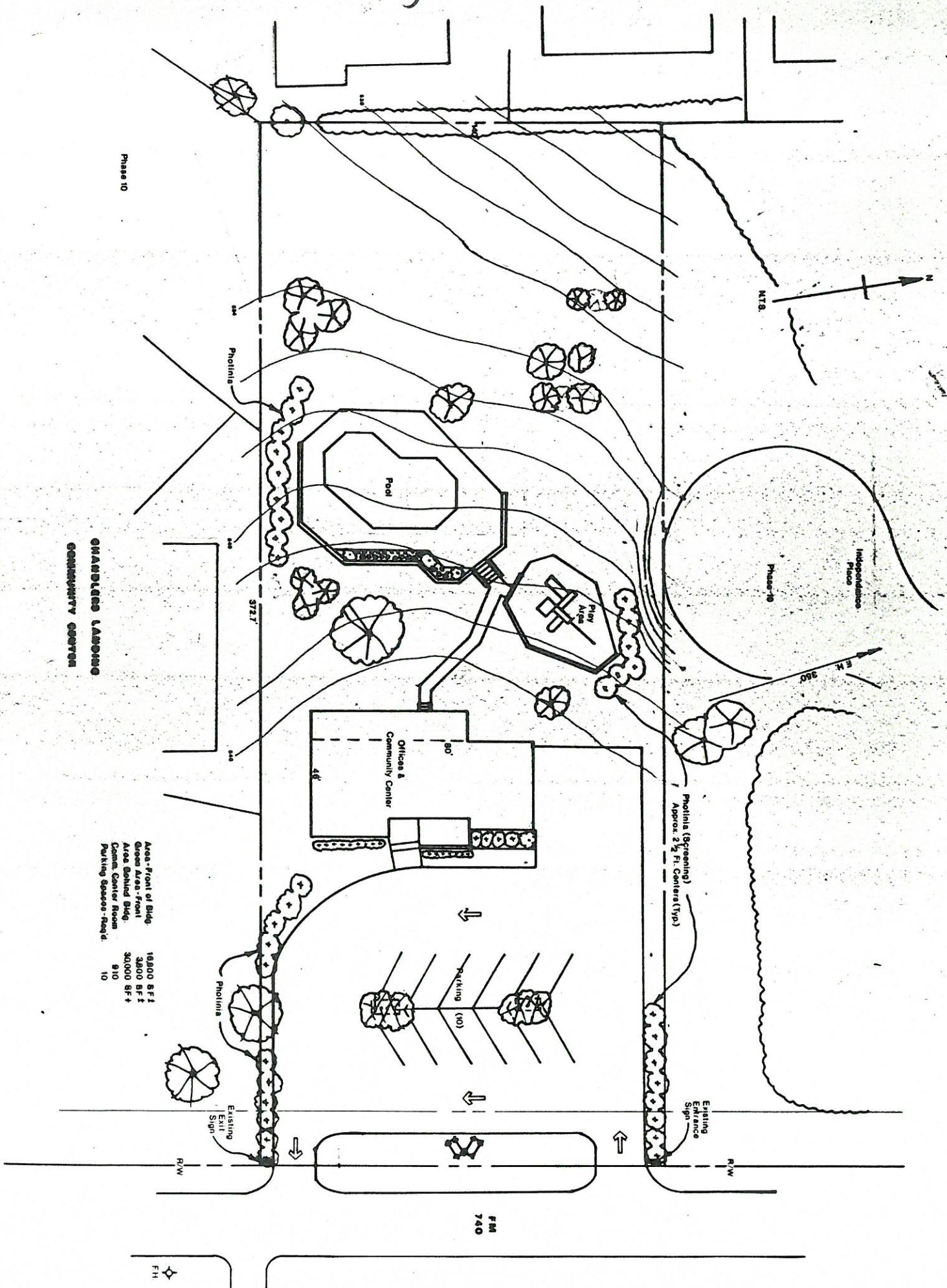
in cooperation with the STATE  
DEPARTMENT OF COMMUNITY

on of this Map was  
11 Through COMPREHENSIVE  
DISTANCE GRANT NO.  
63-33





# CHANDLERS COMMUNITY CENTER SITE PLAN



CHANDLERS LANDING  
COMMUNITY CENTER

- Area - Front of Bldg 16,900 SF ±
- Green Area - Front 3,800 SF ±
- Area Behind Bldg. 30,000 SF ±
- Comm. Center Room 810
- Parking Spaces - Req'd 10

Phase 10

N.T.S.

Phase 10

Independence Phase

F.M. 360

Protilia (Greening) -  
Approx. 2 1/2 Ft. Centers (Typ.)

Offices &  
Community Center

Pool

Play Area

Parking (10)

Existing  
Exit  
Sign

Existing  
Entrance  
Sign

R/W

R/W

FH  
740

FH



MINUTES OF THE ROCKWALL CITY COUNCIL

April 4, 1988

Mayor Frank Miller called the meeting to order at 7:00 P. M. with the following Councilmembers present: Nell Welborn, Ken Jones, John Bullock, Bill Fox and Pat Luby. The Mayor conducted the invocation and led the Pledge of Allegiance.

The Council first considered approval of the Consent Agenda which consisted of A) approval of the minutes of March 1, 14, and 21, 1988; B) an ordinance authorizing a change in zoning from "PD-5" Planned Development to "SF"-10 Single Family on a 5 acre tract of land located on Quail Run Road on second reading; C) an ordinance authorizing a Conditional Use Permit for a commercial amusement to allow an indoor golf center at Industrial and I-30 on second reading; D) an ordinance adopting the 1987 National Electrical Code on first reading; and E) a resolution thanking Jean Holt for her contributions to the community. City Manager Bill Eisen read the ordinance captions. Welborn requested that Item E be pulled from the Consent Agenda. She then made a motion to approve the Consent Agenda with the exception of Item E. Jones seconded the motion. The motion was voted on and passed unanimously.

Welborn requested that the Resolution be read aloud by the City Secretary and that the phrase "honorary citizen of Rockwall" be changed to "honored and distinguished citizen of Rockwall". After the reading of the resolution, Jones made a motion to approve the resolution. Luby seconded the motion. The motion was voted on and passed unanimously.

Norm Seligman, Vice Chairman of the Planning and Zoning Commission, discussed the items on the Council Agenda which the Planning and Zoning Commission had reviewed and outlined their recommendations on each. Welborn questioned the basis for the recommendation for a forest green roof and medium beige tone brick for the proposed garden center. Seligman explained that the materials were a mutual decision between the Planning and Zoning Commission and the applicant.

Council then held a public hearing and considered approval of a request from Chandlers Landing Development Corp. for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center and administrative offices and approval of a site plan for the 1.2 acre tract of land located on FM-740. Couch explained that based on the Planning and Zoning Commission recommendations the applicant had submitted a revised site plan. Art Anderson, representing Chandlers Landing Development Corp. addressed the Council and explained that the amenities package submitted in 1985 to the City Council had shown the Rutledge House as a community building. He stated that it was not adopted at that time officially, as it was not zoned or annexed into the City. He pointed out revisions on the site plan which included additional landscaping on the island facing FM-740, the addition of three parking places in the existing parking, addition of a stairwell off of Independence Place for pedestrian traffic, and screening which faced 740 and was extended on one side for the existing residences. He stated that he could not accept the recommendations of the Planning and Zoning Commission regarding the addition of five parking spaces

in the rear off Independence, the addition of outdoor restrooms, and the requirement for screening all the way around the lot. He requested that Council approve the site plan as submitted or deny the request. Luby stated that although there was a grade problem, he preferred that FM-740 be closed off and the existing parking be accessed from Independence Place. Fox stated opposition to incorporating the property into PD-8 unless it was inside a secure area of Chandlers Landing.

Norm Brennecke, President of the Chandlers Landing Homeowners Association, stated that he was disappointed that the site plan was not like the Yacht Club pool and that he supported the recommendations made by the Planning and Zoning Commission. Council discussed restroom accessibility, interior access, the potential for parking on the cul de sac, and the feasibility of providing a drive from Independence Place to the existing parking. Anderson pointed out that the community center was not proposed as a primary facility and that he anticipated minimal traffic. Fox made a motion to approve the change in zoning and the site plan subject to the following conditions: 1) that direct entry would be provided to the restroom facilities; 2) that access to Ridge Road be closed off, bermed, and landscaped; 3) that an access drive be provided from Independence Place to the existing parking; and 4) meeting the conditions of the Planning and Zoning Commission which are as follows: that the uses match the letter dated March 3, 1988, which states that the building would be used for swimming amenities, would contain a big toy for the children, would contain administrative offices for the overall project management of Chandlers Landing, and would be used for small social functions for community members. The Commission further recommended that the facility would not be used as a sales office, that a security fence be built on all sides and rear of the property made of material stronger than a cedar fence of a height of at least 6 ft., that a minimum of 5 parking spaces be provided in the rear of the property, and that landscaped screening be provided on the island between the entrances off of 740. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre lot located at 1011 South Goliad. Wayne Rogers addressed Council and explained that he proposed to put a body shop in the existing building at that location and the only appropriate zoning category he could apply for was Heavy Commercial. Council discussed the indication of the Land Use Plan in this area which was for Commercial, the zoning on adjacent properties which was Commercial on the sides and SF-7 to the rear, and the possibility of amending the Zoning Ordinance to allow a body shop as a conditional use in Commercial zoning. Welborn made a motion to deny the change in zoning. Fox seconded the motion. The motion was voted on and passed unanimously.

Welborn then made a motion to initiate public hearings and direct the Planning and Zoning Commission to consider amending the Comprehensive Zoning Ordinance to allow a paint and body shop as a conditional use in Commercial zoning. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from David and Vicki Adams for a change in zoning from "SF-7" Single Family



to "GR" General Retail at 307 North Fannin. Couch explained that the applicants had previously requested that the property be zoned from General Retail to SF-7. They were now requesting that the zoning be reverted back to General Retail. Vicki Adams addressed the Council and explained that she had purchased the house to use it as a rent house, but that the adjacent retail property and the state of repair of some neighboring properties made it undesirable as a rent house. Bullock made a motion to approve the change in zoning. 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 Whittle Development for an amendment to PD-9 to include a garden center as a listed use in the General Retail area, consideration of a Conditional Use Permit for a proposed garden center to be located at FM-740 south of Summer Lea Drive, a site plan and a preliminary plat. Rob Whittle, Whittle Development, addressed Council and explained his proposed facility had been modeled after Calloway's on Galloway in Mesquite. He pointed out that a garden center was a good buffer between the proposed retail and the proposed single family residential properties. Council discussed the consensus reached between the developer and the Commission regarding the color of brick and the roof, recommendations of the Architectural Board of Review, setback, the proposed screening, and the additional right-of-way necessary to straighten the curve on FM-740. Whittle pointed out that with cross access easements between the lots, these lots would eventually have an outlet onto Summer Lea Drive. Welborn made a motion to approve the request for an amendment to PD-9, the Conditional Use Permit, the site plan, and the preliminary plat subject to the conditions as recommended by the Planning and Zoning Commission which are as follows: 1. that the preliminary plat be subject to: a) a provision of access easements for cross access to the north; b) additional right-of-way dedication at the final plat stage to provide room for realignment of FM-740, and 2. that the site plan be subject to the following conditions: a) the building is a permanent structure; b) screening is masonry, not wood; c) front and sides are all brick; d) entrance not to exceed 30 ft. in width; e) brick to be medium beige tone; f) forest green standing seam roof; g) dumpster screen to be of the same materials as the main structure; h) any vehicle left on the site will be located behind the building in the area designated as concrete products sales area; i) cross access drive needs to be shown on the site plan; k) that the fence be a 6 ft. concrete flat formed wall with a brick cap and 2 foot brick pilasters every 30 feet from face of building to rear property line. Jones seconded the motion. Fox offered an amendment to require the recommendation of the Traffic Planner regarding traffic control on FM-740. Miller seconded the amendment. The amendment was voted on and passed unanimously. Miller offered another amendment to provide a covenant prohibiting outside storage in Phase II. Bullock seconded the amendment. The amendment was voted on and passed unanimously. Welborn offered a third amendment to require the recommendations of the Traffic Planner on the entire Concept Plan for PD-9. Bullock seconded the motion. The amendment was voted on and passed unanimously. The motion was amended was voted on and passed unanimously.

Council then held a public hearing and considered approval of a request from Whittle Development for a Conditional Use Permit for a private club as an accessory to a restaurant, for a site plan and preliminary plat for a proposed restaurant to be located on I-30 at Lake Ray Hubbard. Couch



outlined the submitted site plan and preliminary plat and the proposed recommendations on each. Rob Whittle explained that these four lots represented the first phase of the Harbor Development. Council discussed the parking, the landscaping, the condition of the south service road of I-30, the necessity for access easements, and the necessity for utility improvements. Couch explained that the applicant had agreed to contractually agree to escrow for the 12 inch water line to be extended from Chandlers Landing. Council discussed the condition of the south service road of Interstate 30 and Couch explained that the Traffic Engineer had looked at the problem and who had stated that the State recognized the need for improvements and proposed beginning street improvements within two months. Jones made a motion to approve the Conditional Use Permit, the site plan, preliminary plat subject to the addition of trees to the landscaping. Bullock seconded the motion. Welborn offered an amendment to the motion to also require that approval be subject to the recommendations of the Planning and Zoning Commission, subject to a contractual agreement for extension of the 12 inch water line and the provision of cross access easements. The Planning and Zoning Commission conditions were as follows: 1) that cross access easements be provided on the plat; 2) that trash location is subject to approval by the contractor and the City; 3) that the internal circulation recommendations be met; and 4) that the applicant be allowed to utilize temporary gravel turnarounds on the drives ending on Lot 4 for a period of six months. Jones seconded the amendment. The amendment was voted on and passed unanimously. The motion as amended was voted on and passed unanimously.

Council then held a public hearing and considered action on two dangerous buildings located at 1755 I-30. Couch explained that notice had been made to the property owner that four buildings were in need of repair. Two had been removed and two remained. Aline McElroy, owner of the two buildings, cited several attempts she had made to remove the buildings and problems that had occurred. After a lengthy discussion, Bullock made a motion to allow the property owner 120 days to remove, demolish, or repair the two buildings and if not done within that 120 days, the City then had the authority to remove the buildings. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for the Promise Land Addition. Couch stated that the plat as submitted met all City requirements. Fox made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution authorizing execution of an agreement regarding a multi-agency task force. Eisen briefly outlined the agreement. Bullock made a motion to approve the resolution. Jones seconded the motion. The motion was voted on and passed unanimously. Welborn was not in the room for this vote.

Council then discussed calling a public hearing regarding possible designation of one-way service roads for certain sections of I-30 service roads. Council discussed a meeting that had taken place with the State Highway Department, preparation of a press release, and sending notices to the property owners on I-30. After a lengthy discussion, Welborn made a motion to instruct Staff to initiate public hearings and to send written notice to property owners on the north service road from FM-740 to SH-205 and on the

PLANNING AND ZONING ACTION SHEET

Applicant Chandler's Dev. Corp Case No. 88-11-2/SP/PD

Property Description FM740 south of Shadydale Ln

Case Subject Matter zone change A to PD-8 and site plan

CASE ACTION

Date to P&Z 3/10 Approved Disapproved Tabled

Conditions \_\_\_\_\_

Date to City Council \_\_\_\_\_

Conditions \_\_\_\_\_

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

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

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 March 10, 1988, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on April 4, 1988, at 7:00 P.M. in City Hall, 205 West Rusk, to consider approval of a request from Chandlers Landing Development Corporation for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center and administrative offices for Chandlers Landing on a 1.2 acre tract of land located on FM-740 south of Shadydale Lane, described as Lot 2, Scenic Estates Addition, more commonly known as the Rutledge House. Proposed improvements include the construction of a swimming pool and children's play area. No modifications are proposed to the existing building. As an interested property owner, you are invited to attend these hearings or notify the Commission and Council in writing of your opinion with regard to this matter.



PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 10, 1988, at 7:30 P.M. in City Hall, 205 West Rusk to consider the following:

1. A request from Billie Ladd for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, child care and arcade uses to be located within Rockwall Business Park East on Plaza Drive north of Rockwall Parkway.
2. A request from Whittle Development for a Conditional Use Permit for a bowling center that would include retail, restaurant/private club, miniature golf, child care and arcade uses to be located on FM-3097 southeast of FM-740.
3. A request from Wayne Rogers for a change in zoning from "C" Commercial to "HC" Heavy Commercial on a .508 acre tract of land located at 1013 South Goliad.
4. A request from Chandlers Landing Development Corporation for a change in zoning from "A" Agricultural to "PD-8" Planned Development for use as a residential community center for Chandlers Landing on a 1.2 acre tract of land located on FM-740 south of Shadydale Lane and approval of a development plan.
5. A request from David Adams for a change in zoning from "SF-7" Single Family to "GR" General Retail on a tract of land located at 307 North Fannin.
6. A request from Whittle Development for an amendment to PD-9 to include a garden center as a listed use in the "General Retail" area and to consider a Conditional Use Permit for a garden center within PD-9 to be located on FM-740 south of Summer Lea Drive.
7. A request from Whittle development for a Conditional Use Permit for a private club as an accessory to a proposed restaurant to be located on I-30 at Lake Ray Hubbard.