

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-38-2 Filing Fee \$52.55 Date 9-21-92
Applicant Papagolos and Associates Phone 931-9537
Mailing Address 16250 Dallas Parkway Suite 100
Dallas, Texas 75248

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.)

Chandlers Landing - Phase 15 a Replat, Cabinet B slide. 356-360 E. Teal Survey - Abstract No. 207 City of Rockwall, Rockwall County, Texas (see Attached)

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

RD-8 District Classification to SF-7 standards
SF-7 PD-8 Revised Meeting District Classification for
for the following reasons: (attach separate sheet if necessary)
In order to allow for the development of the above described land under SF-7 standards with a 1500 sq.ft. min. per dwelling unit.
There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: ² Owner _____ Tenant _____
Prospective Purchaser X

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.

Signed John E. Papagolos

CL ASSOCIATES
1323 EAST 71ST STREET, SUITE 102
TULSA, OKLAHOMA 74136

(918) 492-3001

September 18, 1992

Papagos Development Company
Attn: John Papagos
16250 Dallas Parkway, Suite 100
Dallas, Texas 75248

Dear John:

This letter confirms my authorization as managing venturer of CL Associates that Papagos & Associates may make application for zoning changes on CL's behalf.

Sincerely,



P. Peter Prudden III
President
JSPP Corporation
Managing Venturer
CL Associates, a Joint Venture

PPP:lcb

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

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to an Iron rod for a corner;
THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to an Iron rod for a corner;
THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to an Iron rod for a corner;
THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to an Iron rod for a corner;
THENCE: South 13° 28' 23" West a distance of 232.66 feet along said line of Phase 19 to an Iron rod for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase Ten Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;
THENCE: Traversing the Westerly line of Phase Ten Section One as follows:

South 18° 28' 04" West a distance of 106.23 feet to an Iron rod for a corner; South 52° 00' 00" West a distance of 370.08 feet to an Iron rod for a corner; South 42° 16' 25" East a distance of 158.88 feet to an Iron rod for a corner; South 79° 12' 35" East a distance of 95.00 feet to an Iron rod for a corner; South 47° 35' 07" East a distance of 70.00 feet to an Iron rod for a corner; South 61° 09' 13" East a distance of 84.39 feet to an Iron rod for a corner; South 22° 28' 48" East a distance of 107.46 feet to an Iron rod for a corner; East a distance of 58.00 feet to an Iron rod for a corner; South 01° 20' 34" East a distance of 65.00 feet to an Iron rod for a corner; South 69° 53' 03" East a distance of 95.00 feet to an Iron rod for a corner; North 83° 23' 00" East a distance of 150.00 feet to an Iron rod for a corner; South 63° 10' 51" West a distance of 154.33 feet to an Iron rod for a corner, South 27° 25' 05" West a distance of 90.12 feet to an Iron rod for a corner; South 24° 40' 58" East a distance of 156.59 feet to an Iron rod for a corner; South 83° 54' 40" East a distance of 40.03 feet to an Iron rod for a corner; South 06° 05' 20" West a distance of 193.36 feet to an Iron rod for a corner; South 23° 33' 25" East a distance of 111.19 feet to an Iron rod for a corner; South 83° 54' 40" East a distance of 75.00 feet to an Iron rod for a corner on the West Line of Yacht Club Drive;

THENCE: South 06° 05' 20" West a distance of 106.35 feet along said line of Yacht Club Drive to an Iron rod for a corner at the Northeast corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;

THENCE: Traversing the East Line and the Northerly Line of said replat of Chandlers Landing Phase Six as follows: North 83° 54' 40" North a distance of 119.30 feet to an Iron rod for a corner; North 06° 47' 12" East a distance of 68.11 feet to an Iron rod for a corner; North 03° 00' 08" West a distance of 286.39 feet to an Iron rod for a corner; North 31° 22' 49" West a distance of 331.31 feet to an Iron rod for a corner; North 70° 41' 42" West a distance of 188.68 feet to an Iron rod for a corner; South 86° 21' 18" West a distance of 183.08 feet to an Iron rod for a corner; South 40° 07' 58" West a distance of 52.39 feet to an Iron rod for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

THENCE: North 55° 56' 10" West a distance of 638.29 feet along the Northerly line of said Phase Five to an Iron rod for a corner;
THENCE: South 69° 40' 47" West a distance of 221.24 feet along said line of Phase Five to an Iron rod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas.

THENCE: North a distance of 143.13 feet along the North line of said Phase Fourteen to an Iron rod for a corner;
THENCE: North 63° 26' 06" West a distance of 447.21 feet along said line of Phase Fourteen to an Iron rod for a corner;
THENCE: North 45° 00' 00" West a distance of 97.17 feet along said line of Phase Fourteen to an Iron rod for a corner; being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;

THENCE: North 51° 39' 21" East a distance of 622.99 feet along the Easterly line of said Phase 16 to an Iron rod for a corner;
THENCE: North 38° 10' 37" East a distance of 397.35 feet along said line of Phase 16 to a point for a corner;
THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;
THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

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

THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;
THENCE: South 46° 34' 36" East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;

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

THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;
THENCE: South 12° 59' 41" East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;

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

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

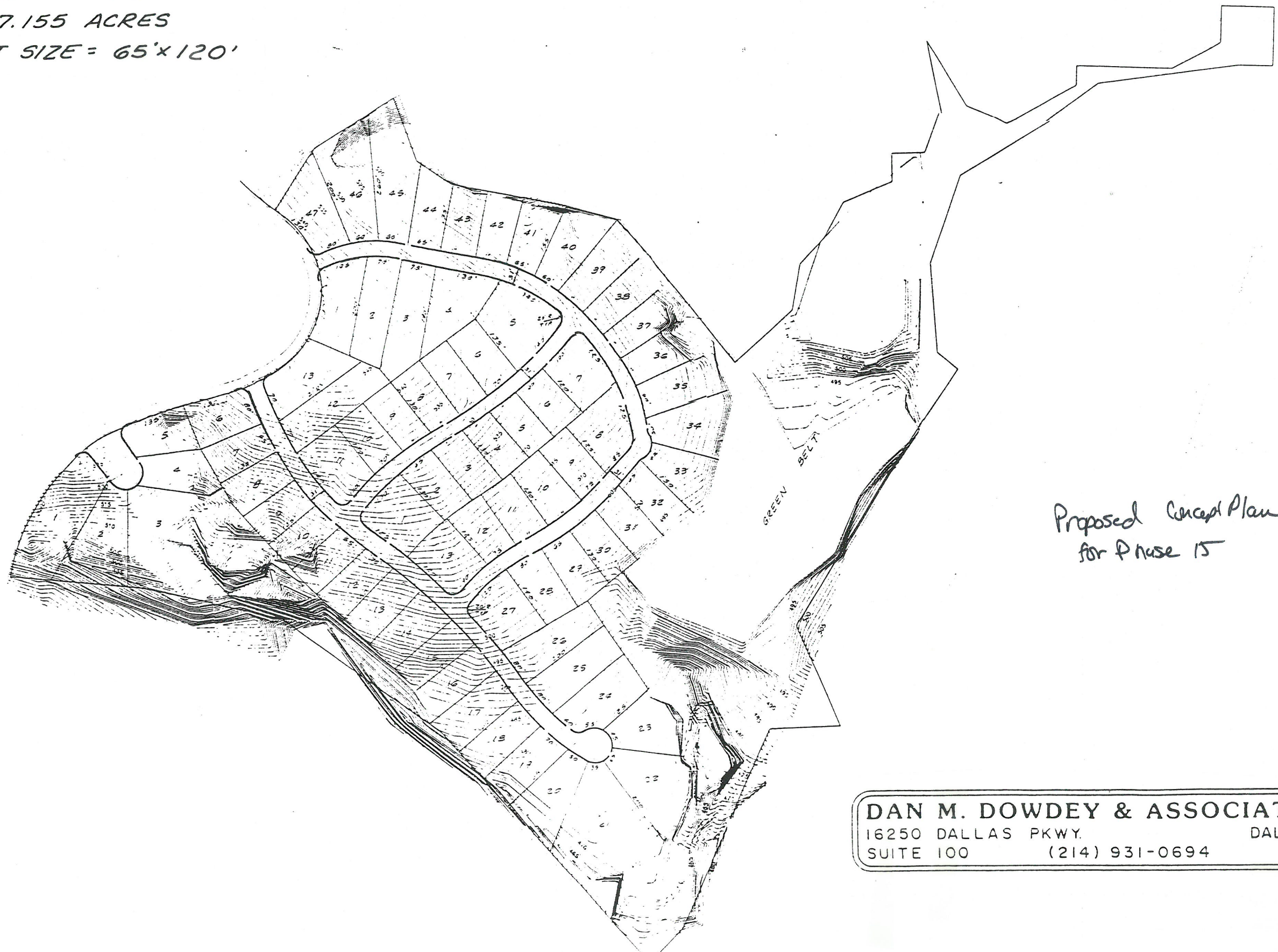
THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 37.155 Acres of Land.

DEVELOPMENT DATA

TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



Proposed Concept Plan
for Phase 15

DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS
SUITE 100 (214) 931-0694 75248

SCALE 1"=100'



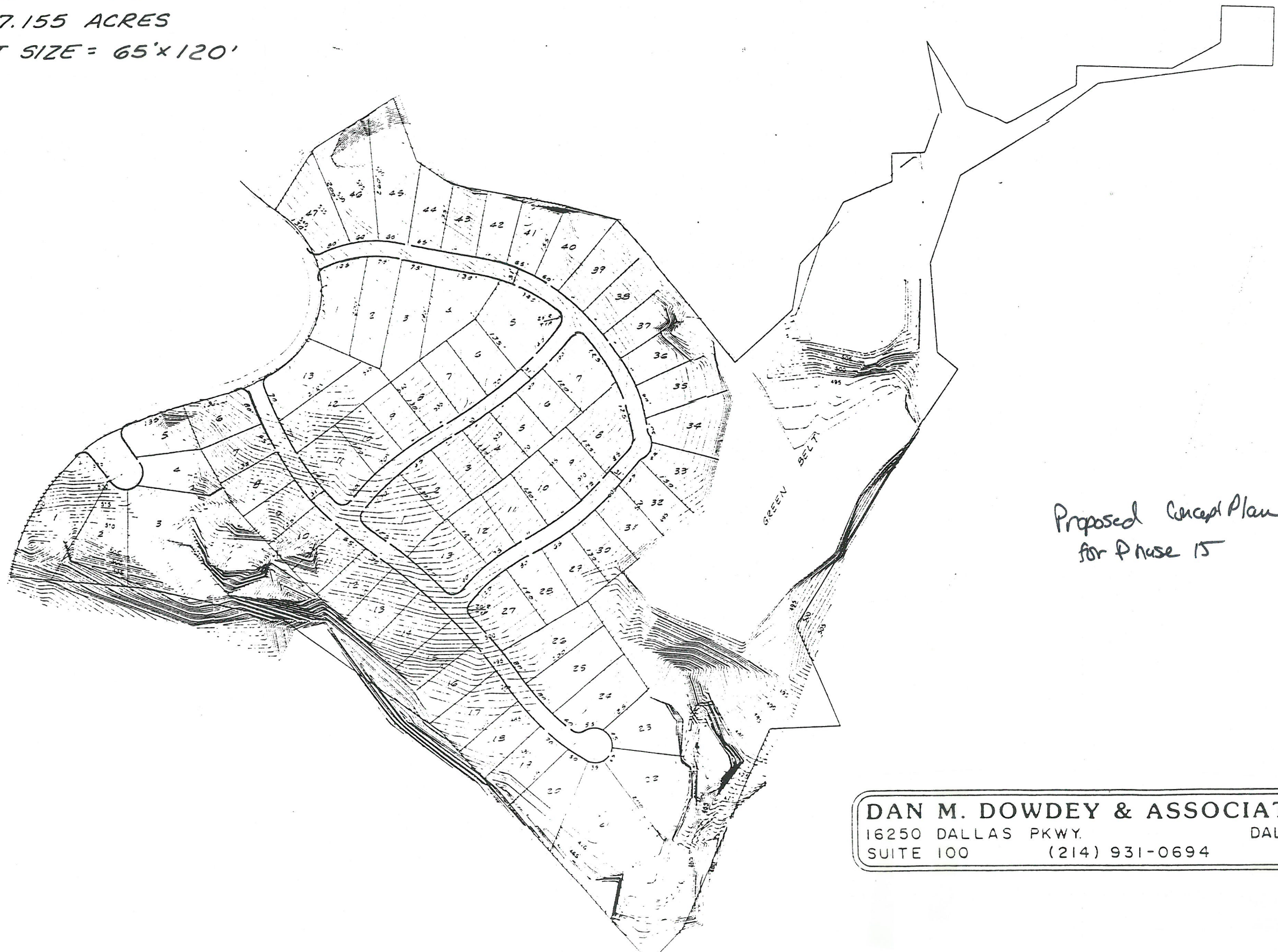
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CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	56° 26' 49" E	189.62	27.44 26	992.46	195.43	94.57
C2	53° 36' 44" E	96.27	29.53 44	232.83	96.97	49.20
C3	51° 51' 18" E	167.65	19.23 11	999.46	167.05	84.13
C4	52° 58' 50" E	129.56	24.90 19	311.51	130.51	66.23
C5	58° 58' 19" E	300.18	105.36 38	188.00	347.03	249.23
CB	N37° 48' 04" E	14.44	1 29 24	555.36	14.44	7.22

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE - (214) 328-8133
SCALE DATE JOB NO.
1"=100' 5/54

BASE MAP

Original plat
of Phase 15



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37.155 Acres of Land.

MEMORANDUM

DATE: October 16, 1992
TO: City Council Members
FROM: Julie Couch
SUBJECT: P&Z Recommendations

The Planning and Zoning Commission unanimously recommended approval of amending the CUP for RISD with no time limit for the requested building. They also unanimously recommended approval of the request from C.L. Associates for a change in land use designation to SF-7 standards with the conditions that the minimum square footage per unit be 1500 sq. ft. and that the minimum sideyard be five feet.

The ordinances are attached.

hcc

MEMORANDUM
October 12, 1992

TO: Members of the Planning and Zoning Commission

FROM: Julie Couch, Assistant City Manager

RE: October 15 Agenda

For the past several weeks I have been speaking to Bill Howlett with the RISD regarding an expansion of the CUP for the school at Dobbs Elementary. In 1990 the Council approved a CUP for Dobbs for both a school in a residential area and for an accessory building that exceeds 225 sq. ft. in a residential district. The school wanted to install a portable building between the administration building and the elementary building. The school has now received notice that they have been approved for a building to be funded by the federal government for the Head Start program at Dobbs. They would like to put this building behind the existing elementary building. The material of the building will be similar to the other portable buildings used by the school.

The CUP ordinance provides that any change in the site plan or number of buildings must be approved by the Commission and Council. Due to their desire to move forward with the building and the short length of the agenda I have placed them on Thursday night's agenda. Attached is a site plan showing where the building would be located.

In addition to the number of buildings the ordinance contains a provision that the existing building may be there for a period of three years, which expires in June of 1993. Mr. Howlett has indicated that he may ask the Commission to consider extending that time period for the existing building and he will also address the time period they anticipate needing the additional building.

We have approved a CUP for Rochelle Elementary for two portable buildings without a time limit on those buildings. We see no problem with their request.

AGENDA
ROCKWALL PLANNING AND ZONING COMMISSION
205 W. Rusk
City Hall
October 15, 1992
7:00 p.m.

I. Call to Order

II. Consider Approval of Minutes of September 10, 1992

III. Public Hearings

PZ 92-38-Z Hold Public Hearing to Consider Recommending Approval of a Request from C. L. Associates to Consider Amending a Portion of PD-8, Planned Development 8 from Zero Lot Line and SF-10, Single Family 10 Land Use Designations to SF-7, Single Family 7 Land Use Designation for a Tract of Land Containing 37.155 acres Located in Chandlers Landing, Generally Known as Phase 15 and Approval of a Preliminary Plan

IV. Adjournment

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: October 15, 1992

Agenda No: III.

Agenda Item: **P&Z 92-38-Z** - Hold Public Hearing to Consider Recommending Approval of a Request from C.L. Assoc. to Consider Amending a Portion of PD-8, Planned Development 8 from Zero Lot Line and SF-10, Single Family 10 Land Use Designation to SF-7, Single Family Land Use Designation for a Tract of Land Containing 37.155 Acres Located in Chandlers Landing, Generally Known as Phase 15, and Approval of a Preliminary Plan

Item Generated By: Applicant, C.L. and Assoc.

Action Needed: Hold public hearing and take any necessary action.

Background Information:

Phase 15 of Chandlers is the last undeveloped phase of the subdivision. It is located in the northern area of Chandlers south of Yacht Club Drive. It is currently zoned for 136 lots with 130 lots designated for zero lot line and 6 lots meeting the SF-10 standards. The new owner of Phase 15 of Chandlers Landing is interested in changing the land use designation to SF-7 single family lots and the concept plan submitted proposes a total of approximately 73 lots. Attached is a copy of the site plan and the original plat for Phase 15. The new site plan utilizes more of the original greenbelt area for the larger lots. We see no problem with the request. Attached also is a copy of the SF-7 area requirements.

Attachments:

1. Concept Plan
2. Returned Notices
3. Original Plat for Phase 15
4. Area Requirements for SF-7

Agenda Item: Change in PD-8, Phase 15

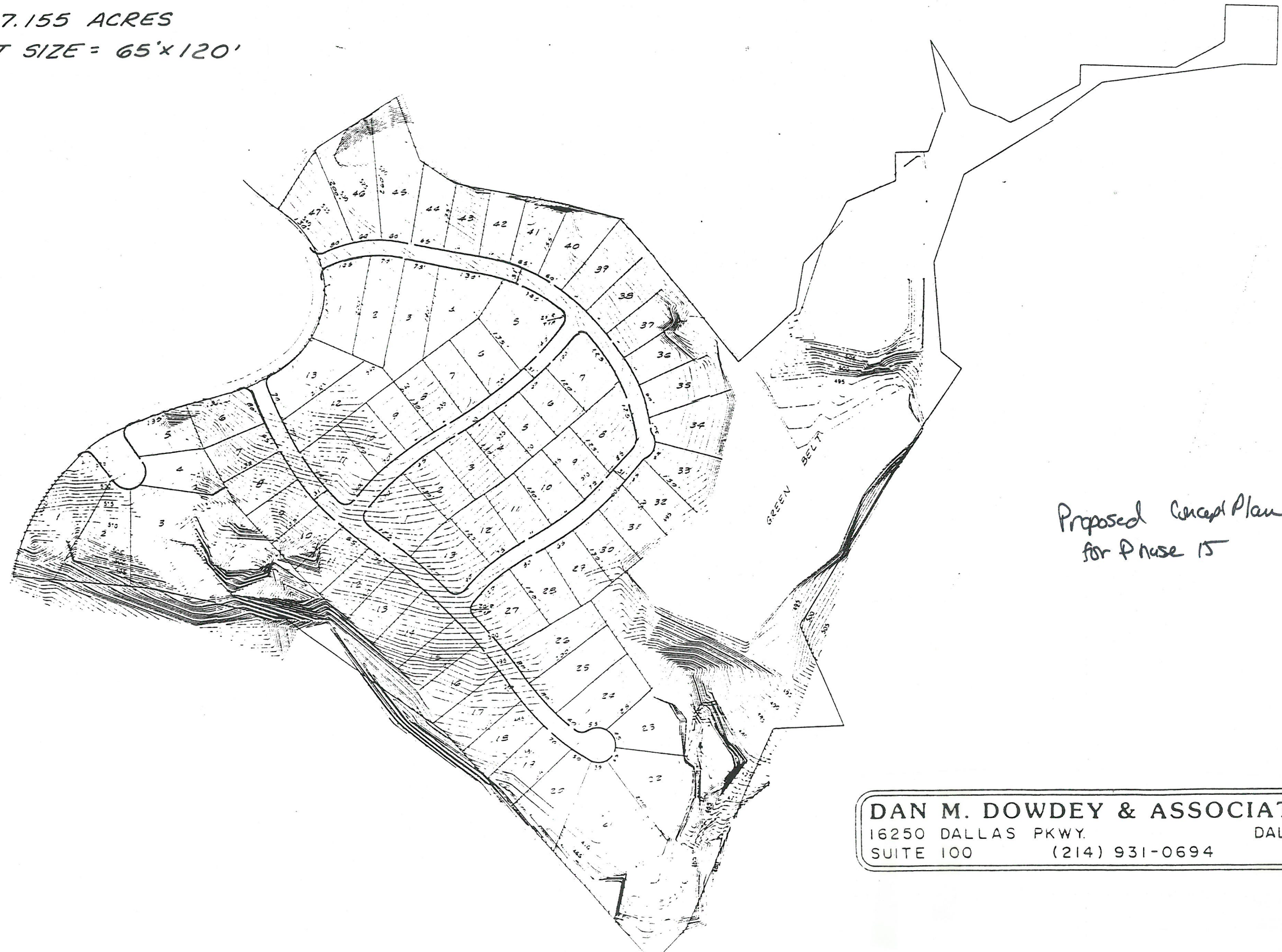
Item No: III.

DEVELOPMENT DATA

TOTAL LOTS = 73

AREA = 37.155 ACRES

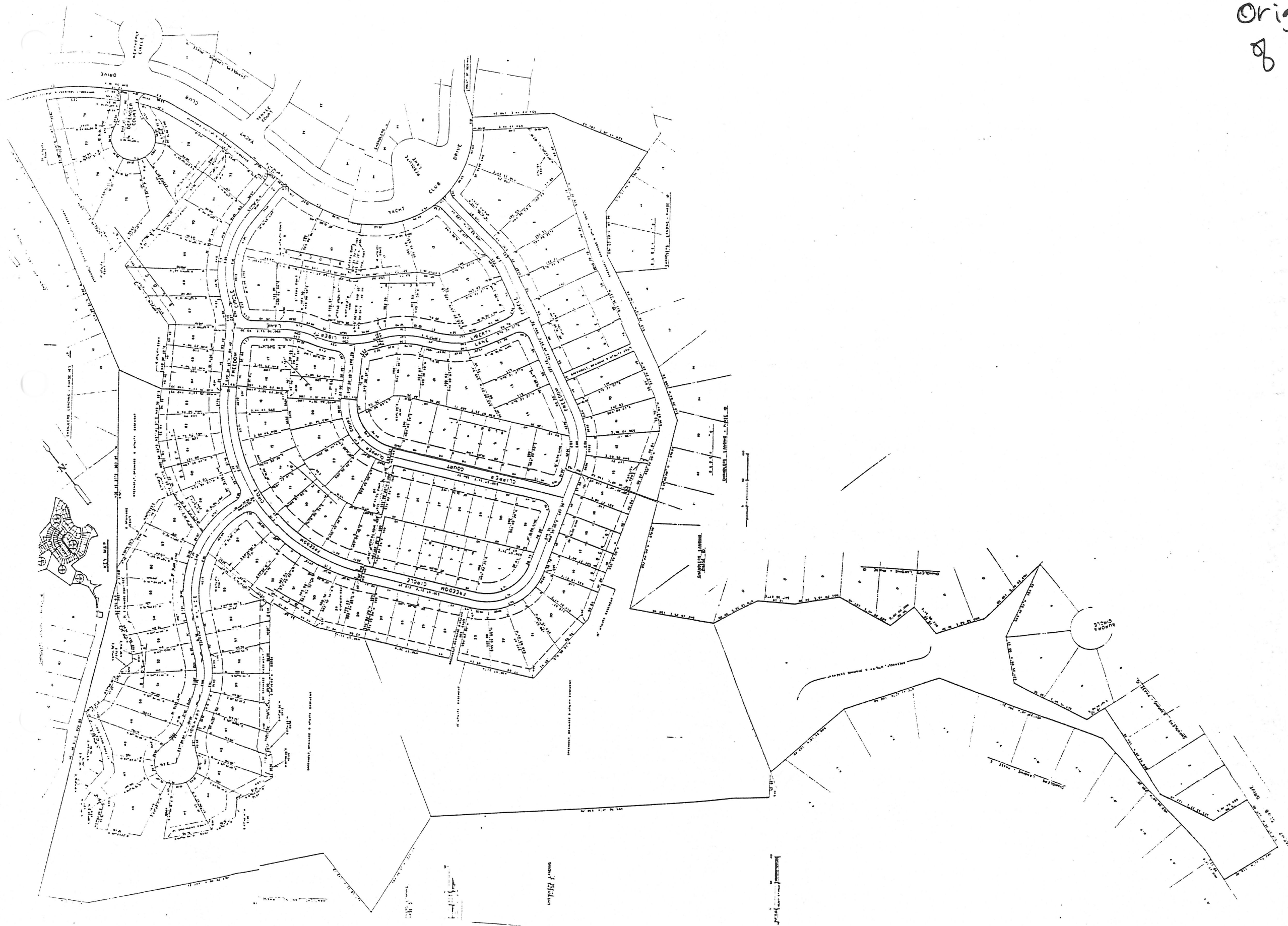
TYPICAL LOT SIZE = 65'x120'



Proposed Concept Plan
for Phase 15

DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS
SUITE 100 (214) 931-0694 75248

Original plat
of Phase 15



SECTION 2.4 (SF-7) SINGLE-FAMILY RESIDENTIAL DISTRICT.

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for ^{his} use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. One detached single-family dwelling per lot.
3. Home occupations.
4. Day care centers with less than 7 children enrolled at any one time.
5. Paved automobile parking areas which are necessary to the uses permitted in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot. (Ord. 86-56)
8. No more than two (2) accessory buildings not exceeding fifteen (15) feet in height not exceeding two hundred twenty five (225) square feet each, as an accessory to a residential use on the same lot, provided the exterior covering contains only materials found on the main structure. Greenhouses are exempt from the materials requirements of this section. (Ord. 87-54)

9. One detached garage not exceeding fifteen (15) feet in height nor exceeding nine hundred (900) square feet as an accessory to a residential use on the same lot, provided the exterior covering contains the same materials, excluding glass, as found on the main structure and generally in the same proportion. (Ord. 87-54)
10. Private residential swimming pools as an accessory to a residential use.
11. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
12. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
13. An accessory use customarily related to a principal use authorized in this district.
14. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two-year initial period and one-year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
15. Temporary on site construction offices limited to the period of construction, with a two-year initial period and one-year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
16. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
17. One amateur radio antenna and tower per residential lot as an accessory to a residential use not exceeding 40 feet in height and meeting all setbacks applicable to antennas. (Ord. 87-69)

C. Conditional Uses: (Require Use Permits, See Article IV)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in Article IV.
2. Paved parking facilities for non-residential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

4. Institutional uses, including day care centers with more than 6 children.
5. Semi-public uses.
6. A bed and breakfast operation as an accessory to a single-family dwelling unit subject to the conditions in Article IV.
7. Detached garages, accessory buildings, or portable buildings exceeding the maximum permitted height or size requirements, or garages or accessory buildings not meeting the required materials requirements, used as an accessory to a residential use on the same lot. (Ord. 87-54)
8. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
9. Associated recreation and/or community clubs.
10. Guest houses, or separate servant quarters.
11. One amateur radio antenna and tower per residential lot as an accessory to a residential use exceeding 40 feet in height subject to the conditions established in Article IV. (Ord. 87-69)

D.

Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district.
3. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
4. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E.

Area Requirements:

1. Minimum lot area - 7,000 square feet (Ord. 87-6)
2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 1100 square feet (Ord. 88-1)
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - (a) Internal lot - 6 feet
 - (b) Abutting street - 15 feet
 - (c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 32 feet
13. Minimum number of paved off-street parking spaces required for -
 - (a) One single-family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - (b) All other uses (see Off-Street Parking, Article V)
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

*add a paragraph
statement
Footnote 3455 reserved.*

CITY OF ROCKWALL
City Council Agenda

Agenda Date: October 19, 1992

Agenda No: V. D.

Agenda Item: **P&Z 92-38-Z** - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from C.L. Assoc. to Consider Amending a Portion of PD-8, Planned Development 8 from Zero Lot Line and SF-10, Single Family 10 Land Use Designation to SF-7, Single Family Land Use Designation for a Tract of Land Containing 37.155 Acres Located in Chandlers Landing, Generally Known as Phase 15, and Approval of a Preliminary Plan

Item Generated By: Applicant, C.L. and Assoc.

Action Needed: Hold public hearing and take any necessary action.

Background Information:

Phase 15 of Chandlers is the last undeveloped phase of the subdivision. It is located in the northern area of Chandlers south of Yacht Club Drive. It is currently zoned for 136 lots with 130 lots designated for zero lot line and 6 lots meeting the SF-10 standards. The new owner of Phase 15 of Chandlers Landing is interested in changing the land use designation to SF-7 single family lots and the concept plan submitted proposes a total of approximately 73 lots. Attached is a copy of the site plan and the original plat for Phase 15. The new site plan utilizes more of the original greenbelt area for the larger lots. We see no problem with the request. Attached also is a copy of the SF-7 area requirements.

The Commission will consider this request at their meeting on Thursday. We will forward their recommendations to you on Friday.

Attachments:

1. Concept Plan
2. Returned Notices
3. Original Plat for Phase 15
4. Area Requirements for SF-7

Agenda Item: Change in PD-8, Phase 15

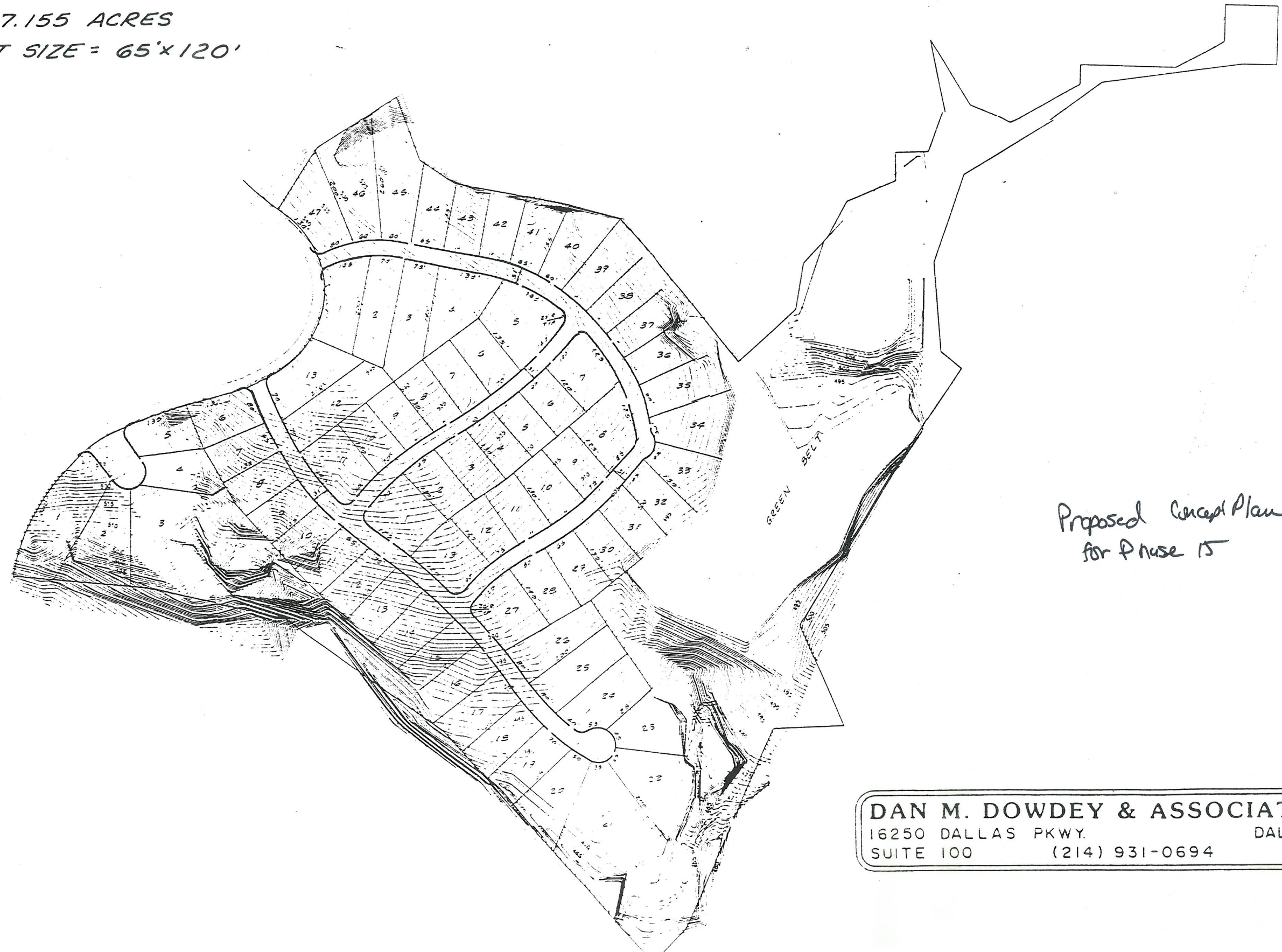
Item No: V. D.

DEVELOPMENT DATA

TOTAL LOTS = 73

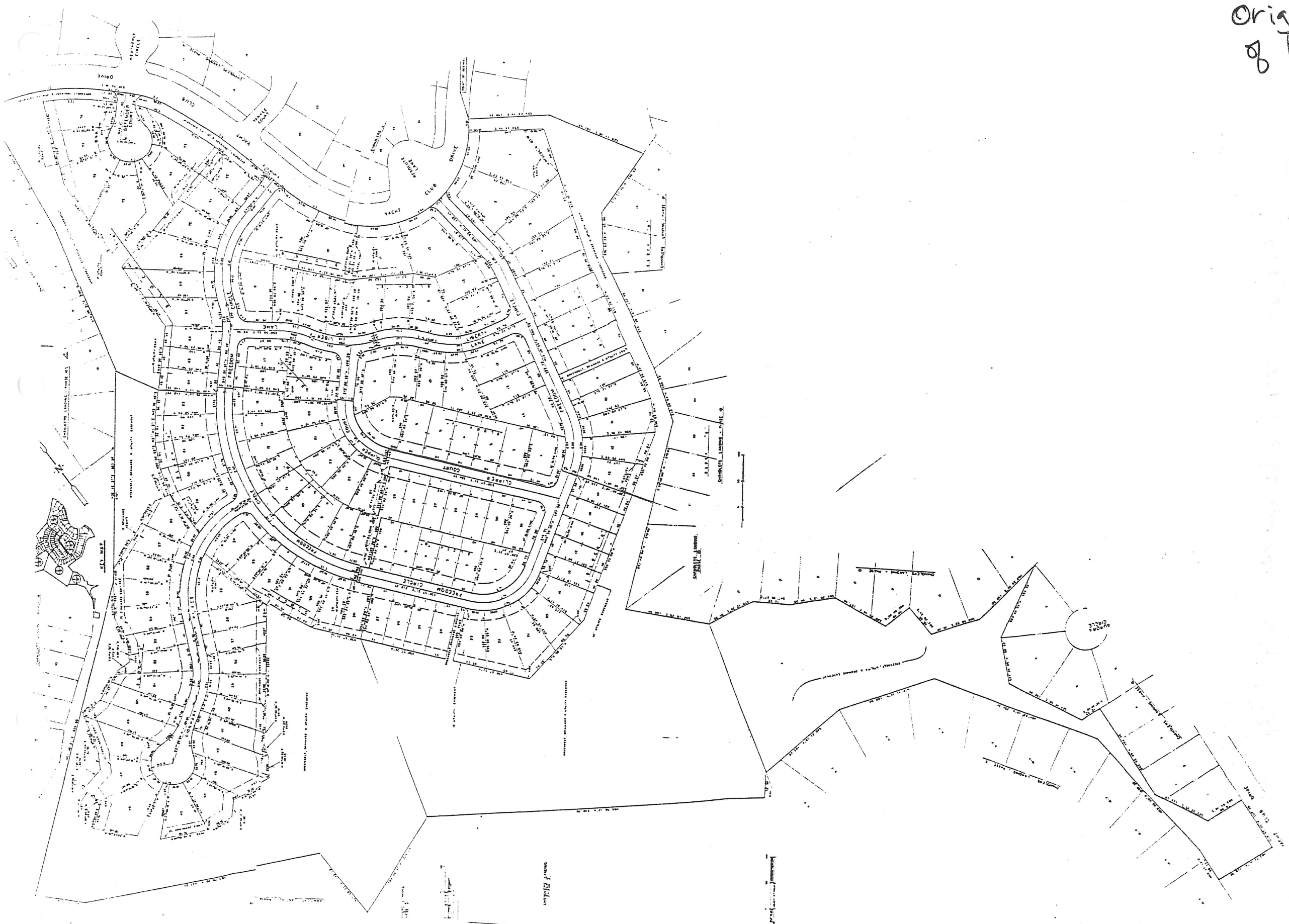
AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS
SUITE 100 (214) 931-0694 75248

Original plat
of Phase 15



SECTION 2.4 (SF-7) SINGLE-FAMILY RESIDENTIAL DISTRICT.

A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for ^{his} use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. One detached single-family dwelling per lot.
3. Home occupations.
4. Day care centers with less than 7 children enrolled at any one time.
5. Paved automobile parking areas which are necessary to the uses permitted in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot. (Ord. 86-56)
8. No more than two (2) accessory buildings not exceeding fifteen (15) feet in height not exceeding two hundred twenty five (225) square feet each, as an accessory to a residential use on the same lot, provided the exterior covering contains only materials found on the main structure. Greenhouses are exempt from the materials requirements of this section. (Ord. 87-54)

9. One detached garage not exceeding fifteen (15) feet in height nor exceeding nine hundred (900) square feet as an accessory to a residential use on the same lot, provided the exterior covering contains the same materials, excluding glass, as found on the main structure and generally in the same proportion. (Ord. 87-54)
10. Private residential swimming pools as an accessory to a residential use.
11. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
12. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
13. An accessory use customarily related to a principal use authorized in this district.
14. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two-year initial period and one-year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
15. Temporary on site construction offices limited to the period of construction, with a two-year initial period and one-year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
16. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
17. One amateur radio antenna and tower per residential lot as an accessory to a residential use not exceeding 40 feet in height and meeting all setbacks applicable to antennas. (Ord. 87-69)

C. Conditional Uses: (Require Use Permits, See Article IV)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in Article IV.
2. Paved parking facilities for non-residential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.

4. Institutional uses, including day care centers with more than 6 children.
5. Semi-public uses.
6. A bed and breakfast operation as an accessory to a single-family dwelling unit subject to the conditions in Article IV.
7. Detached garages, accessory buildings, or portable buildings exceeding the maximum permitted height or size requirements, or garages or accessory buildings not meeting the required materials requirements, used as an accessory to a residential use on the same lot. (Ord. 87-54)
8. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
9. Associated recreation and/or community clubs.
10. Guest houses, or separate servant quarters.
11. One amateur radio antenna and tower per residential lot as an accessory to a residential use exceeding 40 feet in height subject to the conditions established in Article IV. (Ord. 87-69)

D.

Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district.
3. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
4. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.

E.

Area Requirements:

1. Minimum lot area - 7,000 square feet (Ord. 87-6)
2. Maximum number of single-family detached dwellings units per lot - 1

3. Minimum square footage per dwelling unit - 1100 square feet (Ord. 88-1)
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - (a) Internal lot - 6 feet
 - (b) Abutting street - 15 feet
 - (c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 32 feet
13. Minimum number of paved off-street parking spaces required for -
 - (a) One single-family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - (b) All other uses (see Off-Street Parking, Article V)
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

*add a paragraph
statement
Footnote 3455 reserved.*



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 92-38-Z

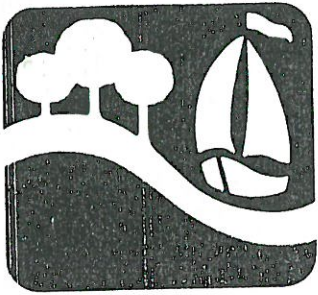
I am in favor of the request for the reasons listed below _____

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

- 1.
- 2.
- 3.

Signature _____

Address _____



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Hilda Crangle
 City Secretary

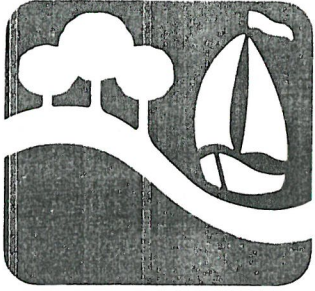
Case No. PZ 92-38-Z

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. I am opposed to the request.
3. I opposed to the change.

Signature Kathleen Lurvey
 Address 5602 Cambria
Chandlers Landing



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City Secretary

Case No. PZ 92-38-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. - More attractive community
2. Zero lot line will not sell
3. Smaller lots went out in the 80's



Joseph J. Blake and Associates, Inc.
Real Estate Appraisers and Consultants
2121 San Jacinto Street, Suite 1570
Dallas, Texas 75201

Harry Schroeder, MAI
Principal
Phone: (214) 969-7477
Fax: (214) 969-7495

Signature

Clayton Schroeder

Address

634 Sorita Circle
HEAM

Rockwall, Texas 75087

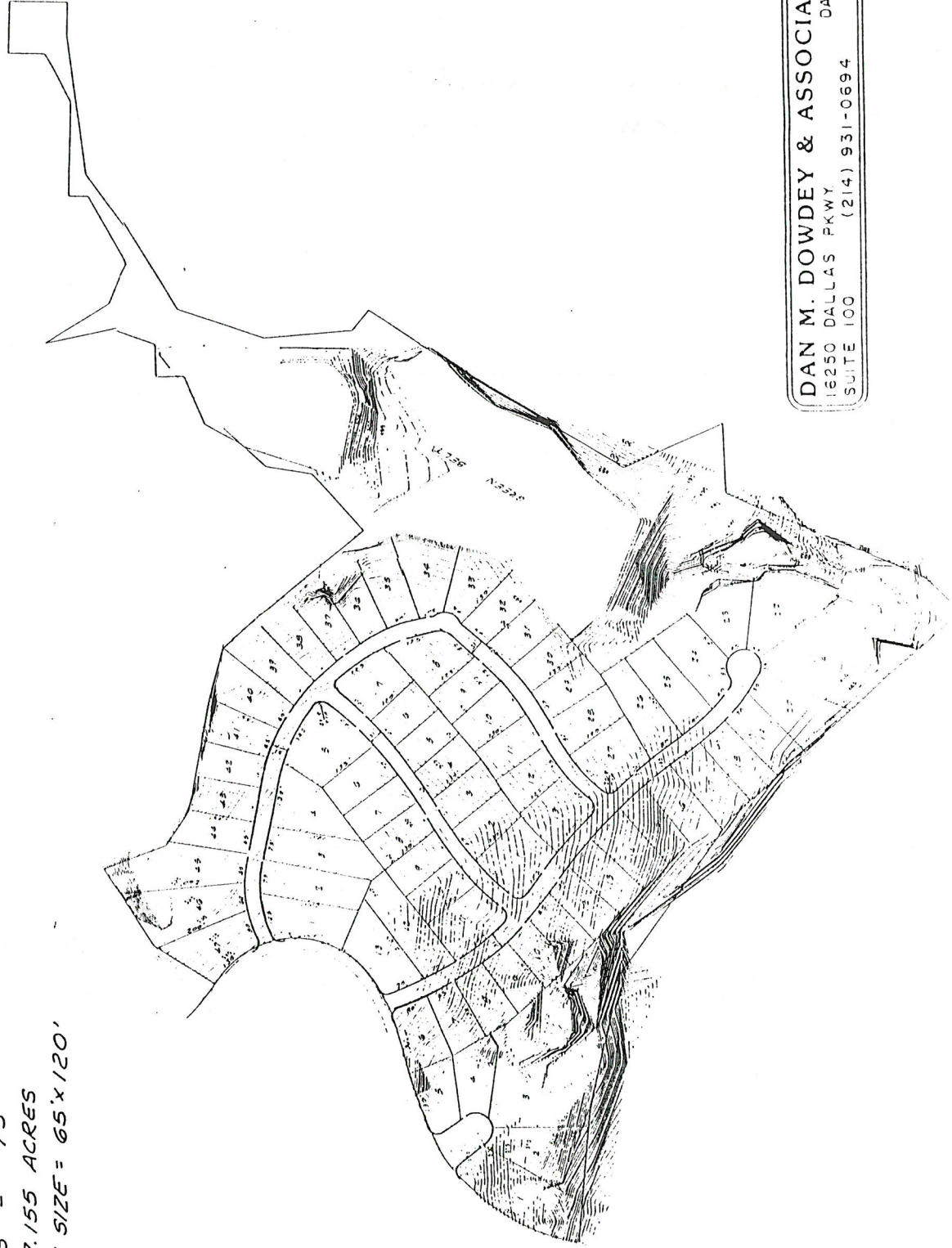
(214) 771-7700

DEVELOPMENT DATA

TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY
SUITE 100 (214) 931-0694
DALLAS, TEXAS 75248

ALSO VOTED FOR CHANDLER GRASS SITE TO BE CITY PARK



CORNERSTONE BANK N.A.
OAK LAWN
W. GRIFFIN JONES
Consultant

4201 Oak Lawn • Dallas, Texas 75219
(214) 526-1995 • FAX (214) 528-5732

OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 W. Griffin Jones
Address lots 2; Lot 5R
Chandler's Landing



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City Secretary

Case No. PZ 92-38-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 _____

DEVELOPMENT DATA

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AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
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SUITE 100 (214) 931-0694



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Hilda Crangle
City Secretary

Case No. PZ 92-38-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.

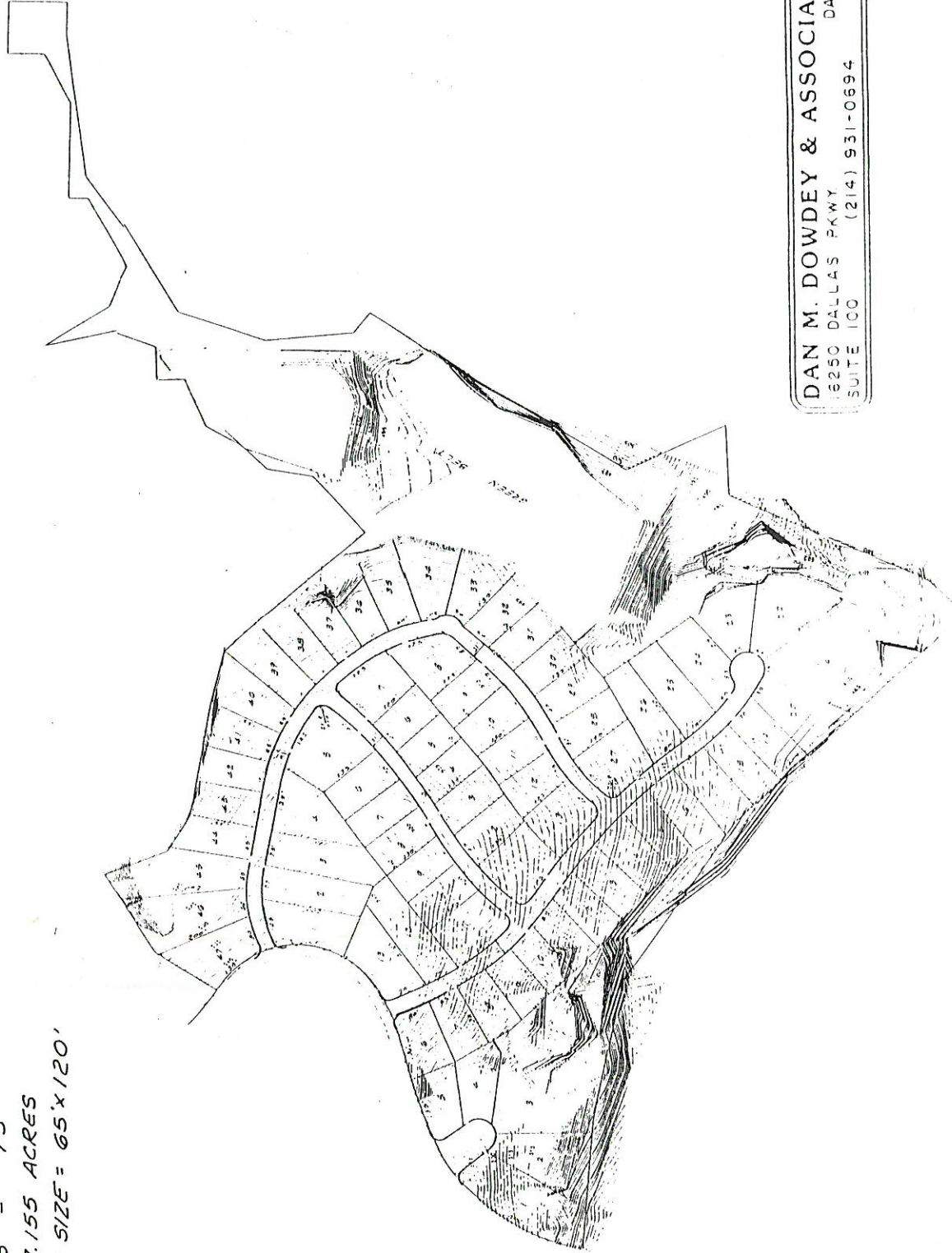
Signature Roy A. Martin
Address 105 Eastern Place
Rockwall

DEVELOPMENT DATA

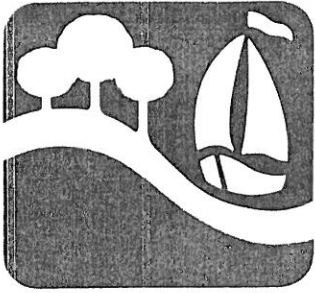
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DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY DALLAS, TEXAS
SUITE 100 (214) 931-0694 75249



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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. Reduces density
2. Develop fewer, larger homes
- 3.

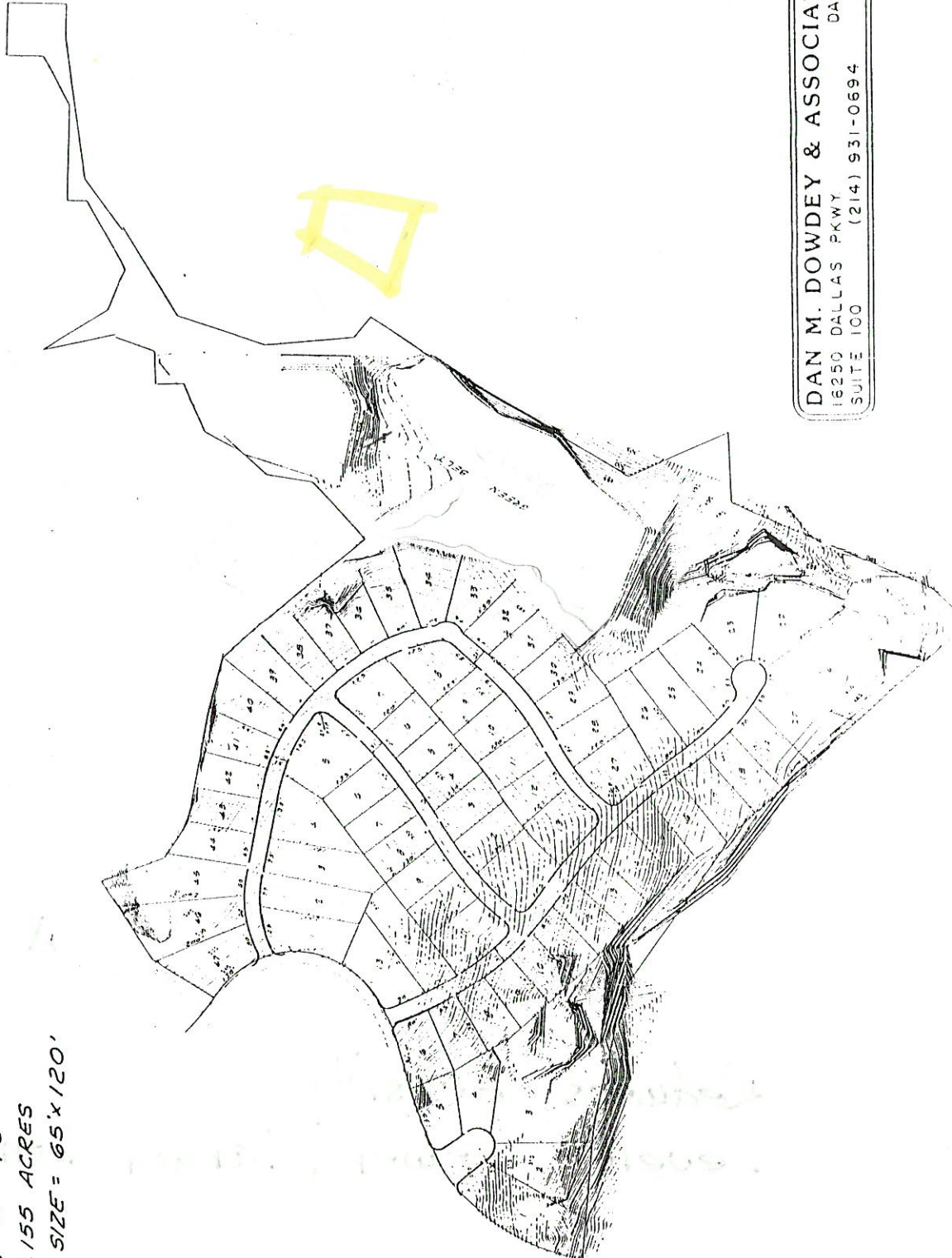
Signature Spencer R Emrich
Address 5904 Sceptic Drive

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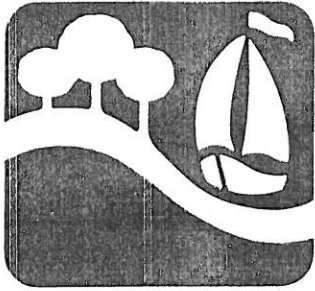
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DAN M. DOWDEY & ASSOCIATES, INC.
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Hilda Crangle
City Secretary

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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. *Changes the ground rules and the reason individuals have purchased lots previously*
2. *No information distributed detailing pros & cons of what is taking place.*
- 3.

Signature Tesent College Prof
David C. Stevens
Business Mgt.

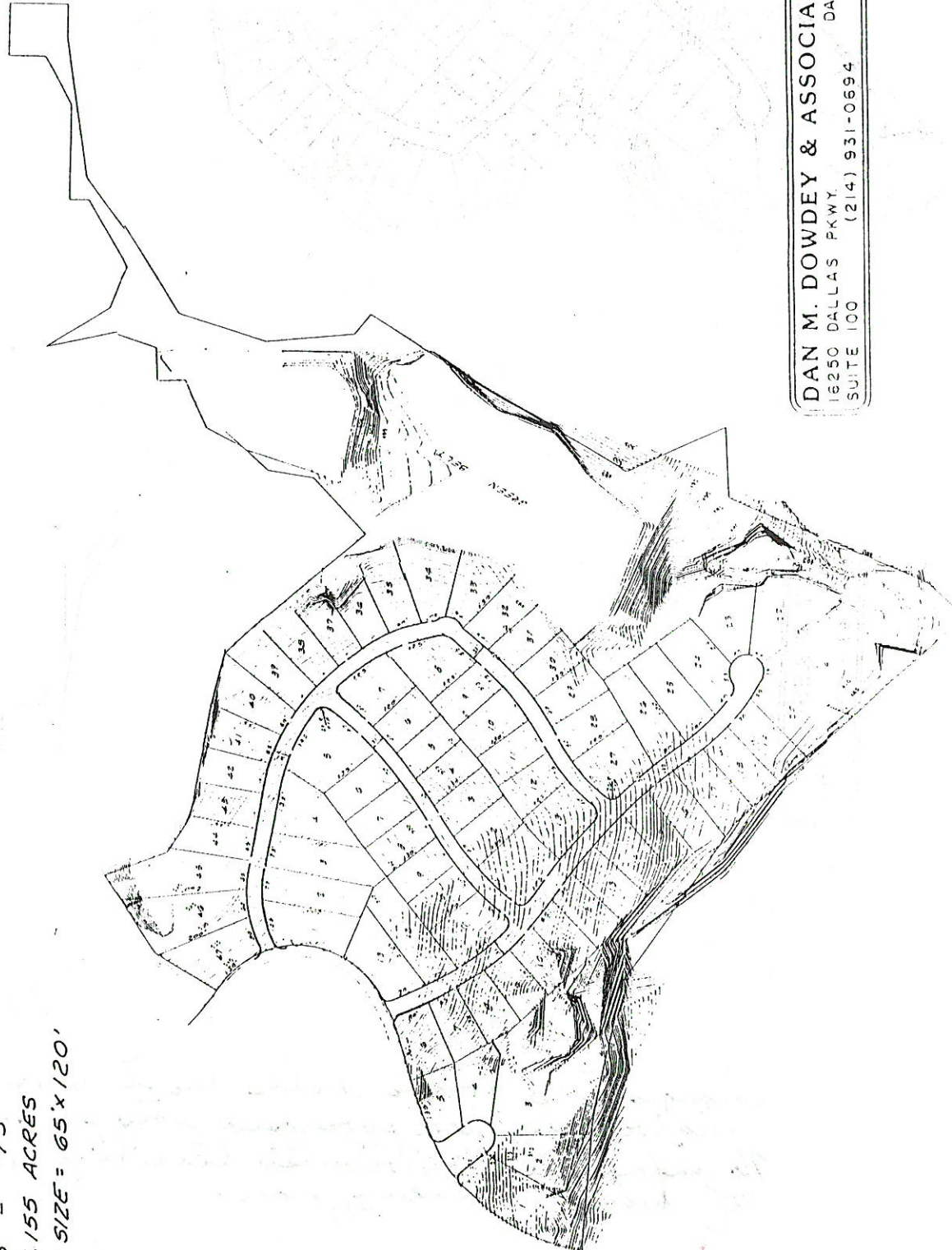
Address 12345 Inwood Rd.
DALLAS, TX 75244-8099

DEVELOPMENT DATA

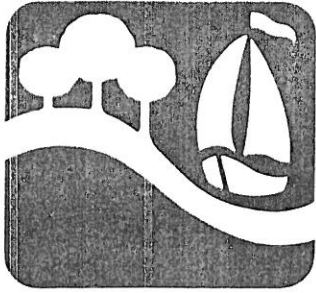
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Hilda Crangle
City Secretary

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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 R. J. [Signature]
Address 1316 Prairie Place

DEVELOPMENT DATA

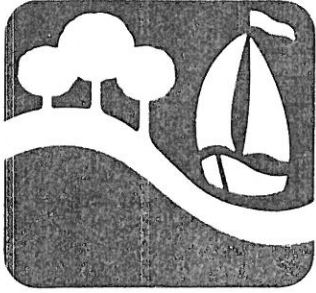
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I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

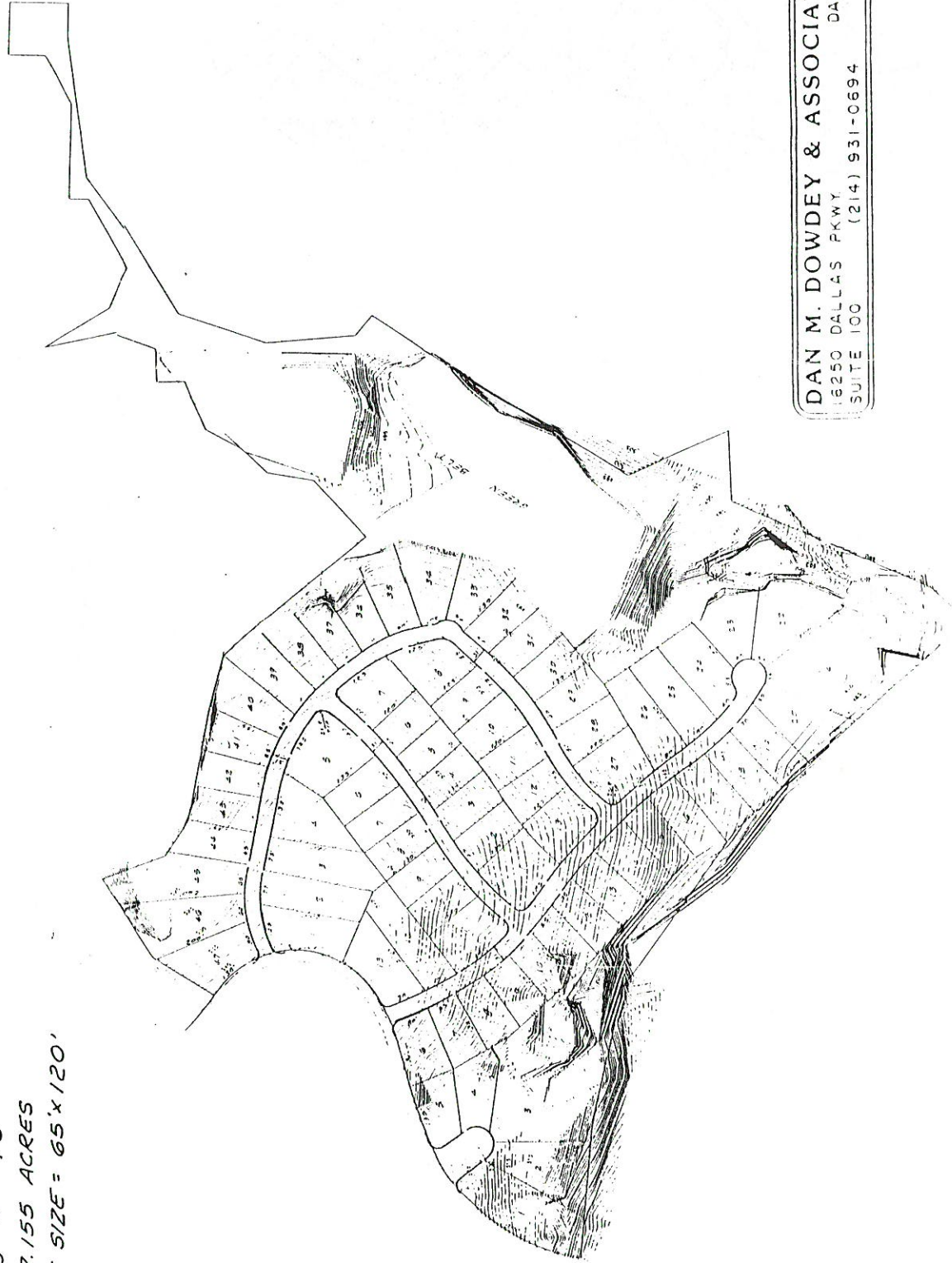
Signature Charles B. Key, M.D.
Address 2801 Lemmon
Dallas 75204

DEVELOPMENT DATA

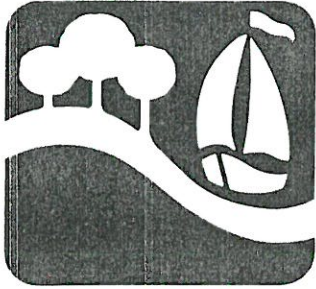
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DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS
SUITE 100 (214) 931-0694 75243



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Hilda Crangle
City Secretary

Case No. PZ 92-38-Z

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

- 1.
- 2.
- 3.

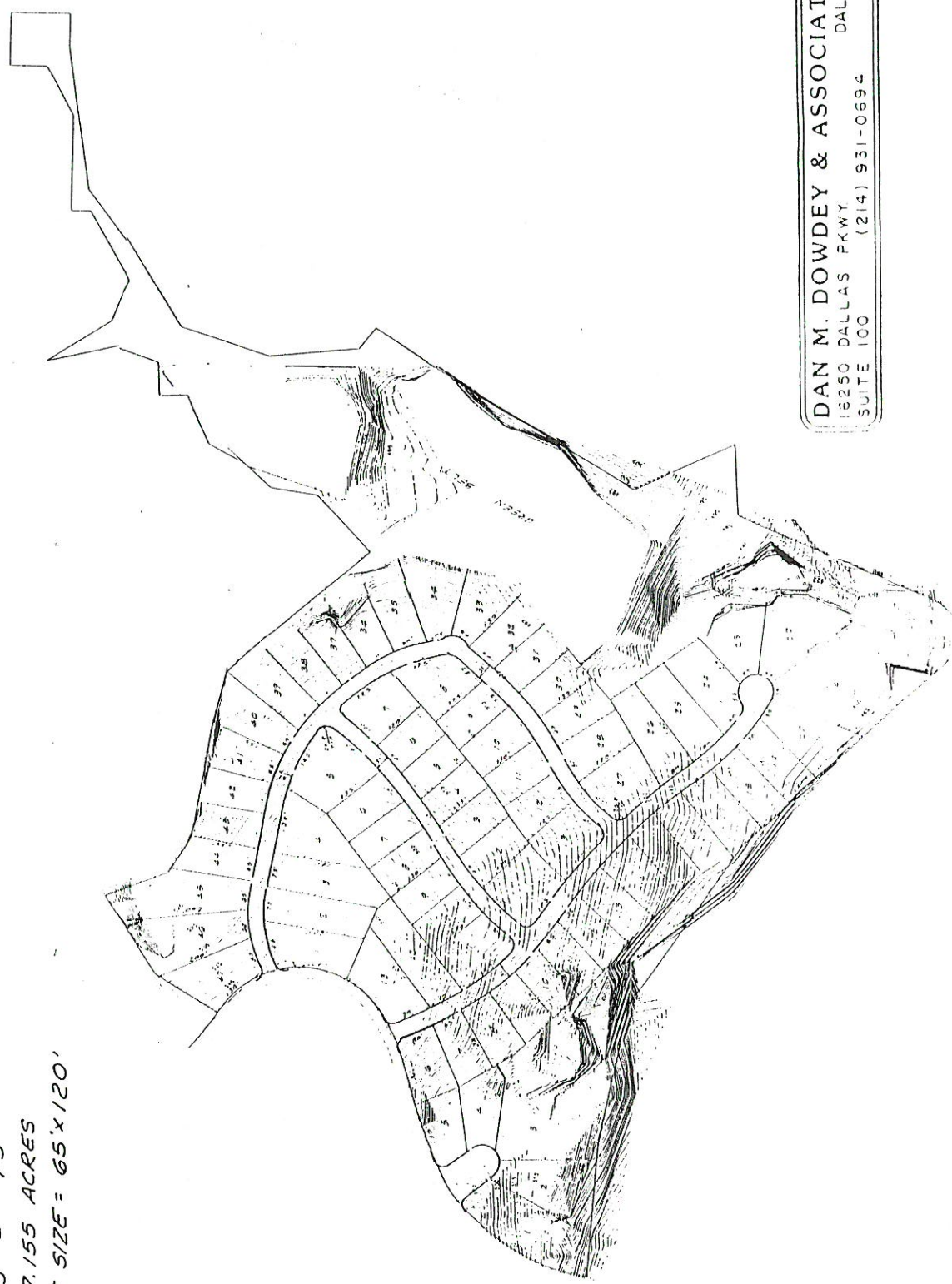
Signature Shelli Miller
Address Lot 12, Constellation
John E. + Shelli Miller

DEVELOPMENT DATA

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AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



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"THE NEW HORIZON"

PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 92-38-Z

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

I am opposed to the request for the reasons listed below

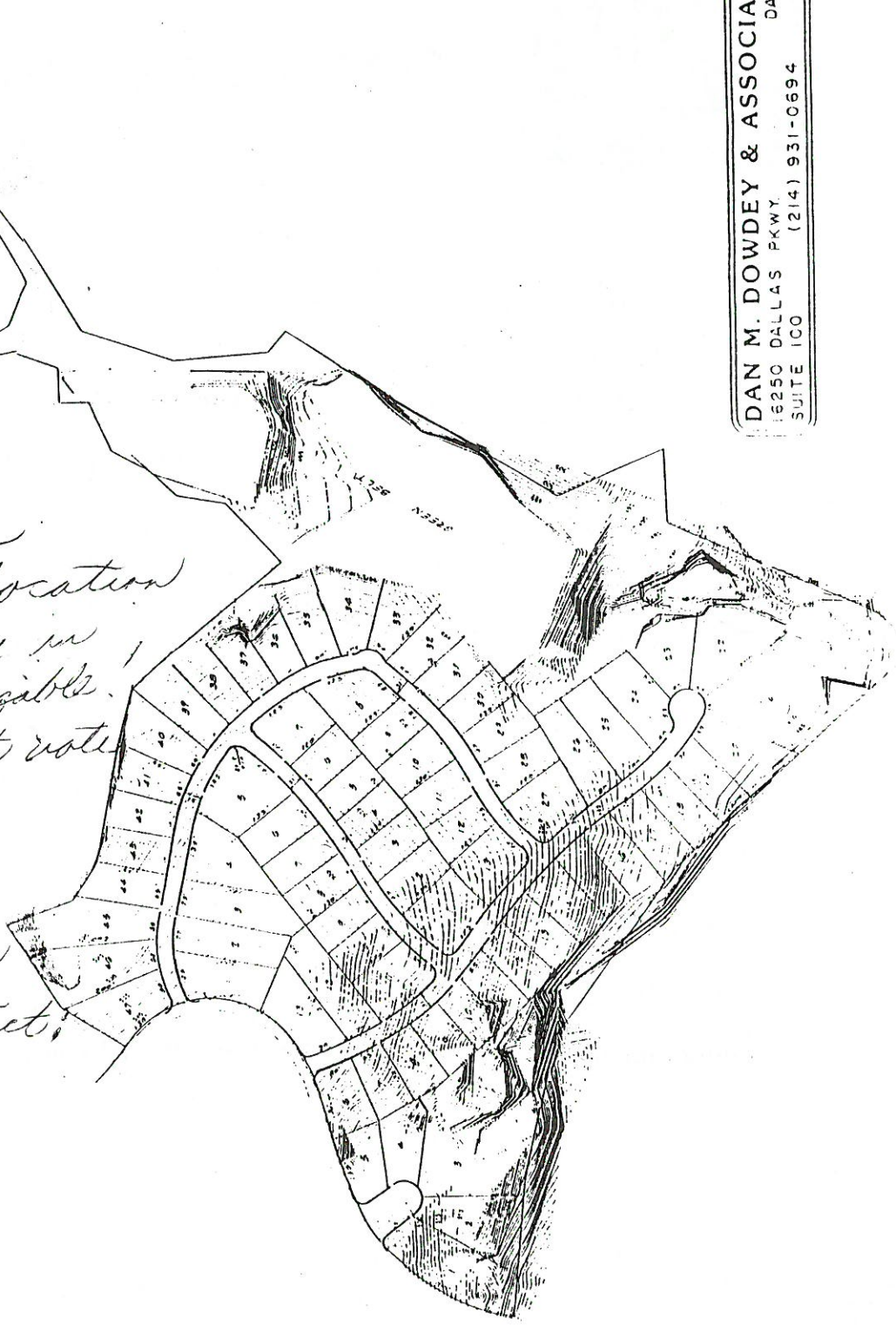
1. anything but zero lots is an improvement
- 2.
- 3.

** Had I not taken the time to locate this area, your map was of NO VALUE! I would have had no idea as how to vote! A good map (over)*

Signature Marlene Stennecke
Address 203 Sovereign Ct.

DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY DALLAS, TEXAS 75248
SUITE 100 (214) 931-0694

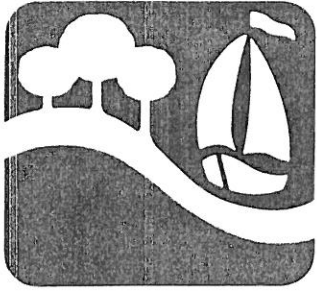
indicates ↑ and gives a street location that is already in place and recognizable. A more intelligent note will then be a possibility. If your office needs help in this area please contact:



Brennecke Enterprises
223 Sovereign Court
Rockwall, TX 75087

DEVELOPMENT DATA

TOTAL LOTS = 73
AREA = 37.155 ACRES
TYPICAL LOT SIZE = 65' x 120'



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 W.H. Way
Address 540 Buffalo Way

DEVELOPMENT DATA

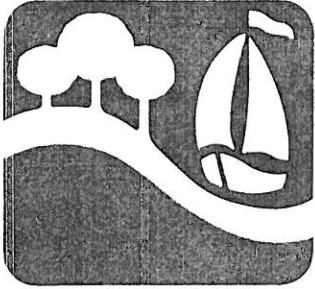
TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
6250 DALLAS PKWY
SUITE 100 (214) 931-0694
DALLAS, TEXAS 75248



CITY OF ROCKWALL
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. *lower density - good size lots*
- 2.
- 3.

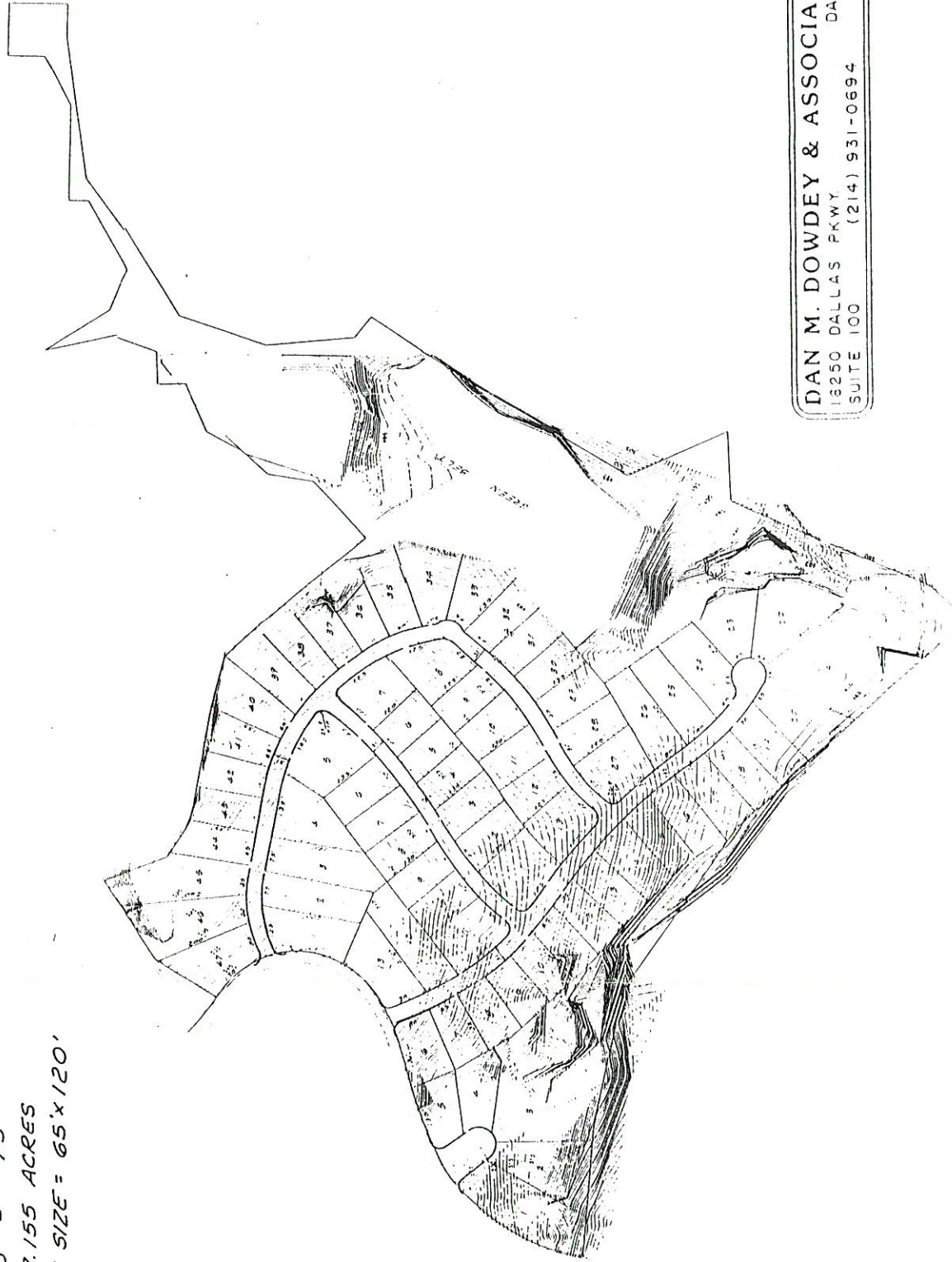
Signature *Ed & Karen Maloney*
Address *5735 Southern Cross*

DEVELOPMENT DATA

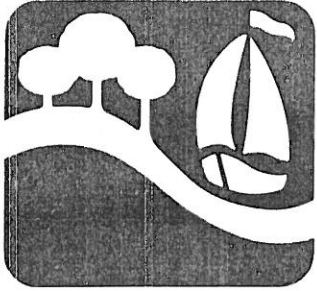
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TYPICAL LOT SIZE = 65' x 120'



DAN M. DOWDEY & ASSOCIATES, INC.
113250 DALLAS PKWY. DALLAS, TEXAS
SUITE 100 (214) 931-0694 75243



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 think larger lots will increase property value.
- 2.
- 3.

Rockwall
resid.
452 A yacht club dr.
Rockwall, TX

Signature Grace Wolf

Address 1618 Deenoon
Dallas 75248

DEVELOPMENT DATA

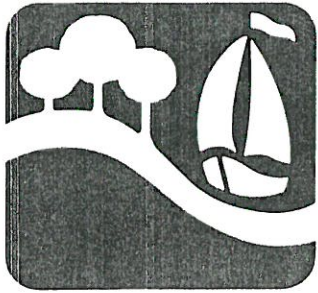
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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

Donna S. Newman

Address

13 Ontepid Circle

DEVELOPMENT DATA

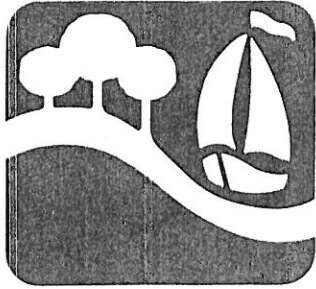
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. * Request more greenbelt area for displaced
2. wildlife and enjoyment of neighborhood.
- 3.

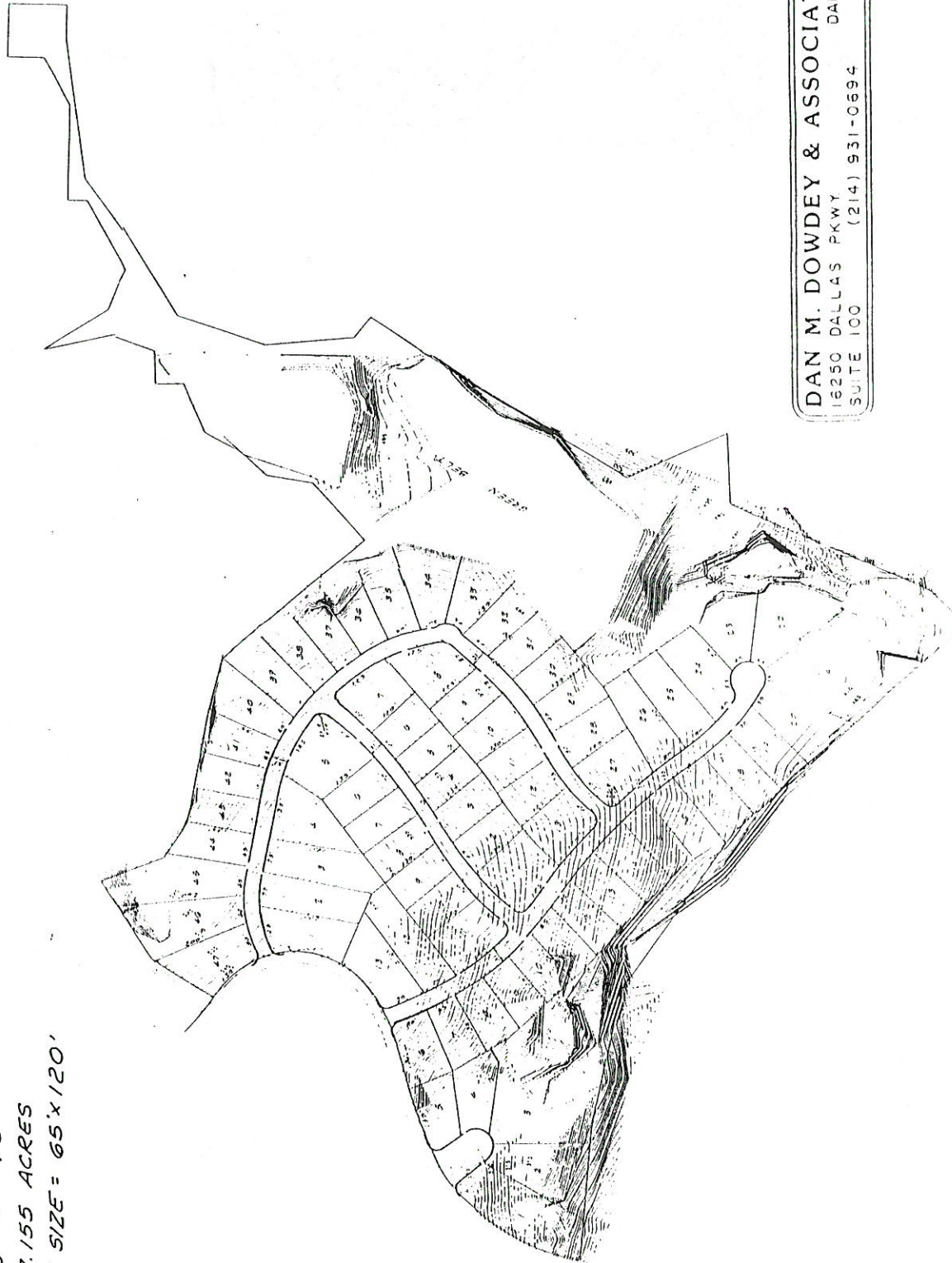
Signature [Handwritten Signature]
Address 5606 CANADA CT

DEVELOPMENT DATA

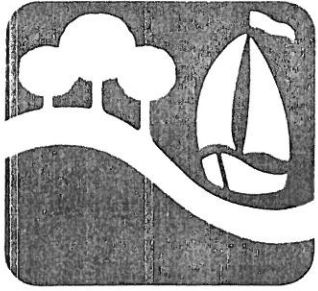
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 think the zero lot lines detract from the lovely
2. larger homes most people build here.
- 3.

Signature Letta Blin Rev Trust

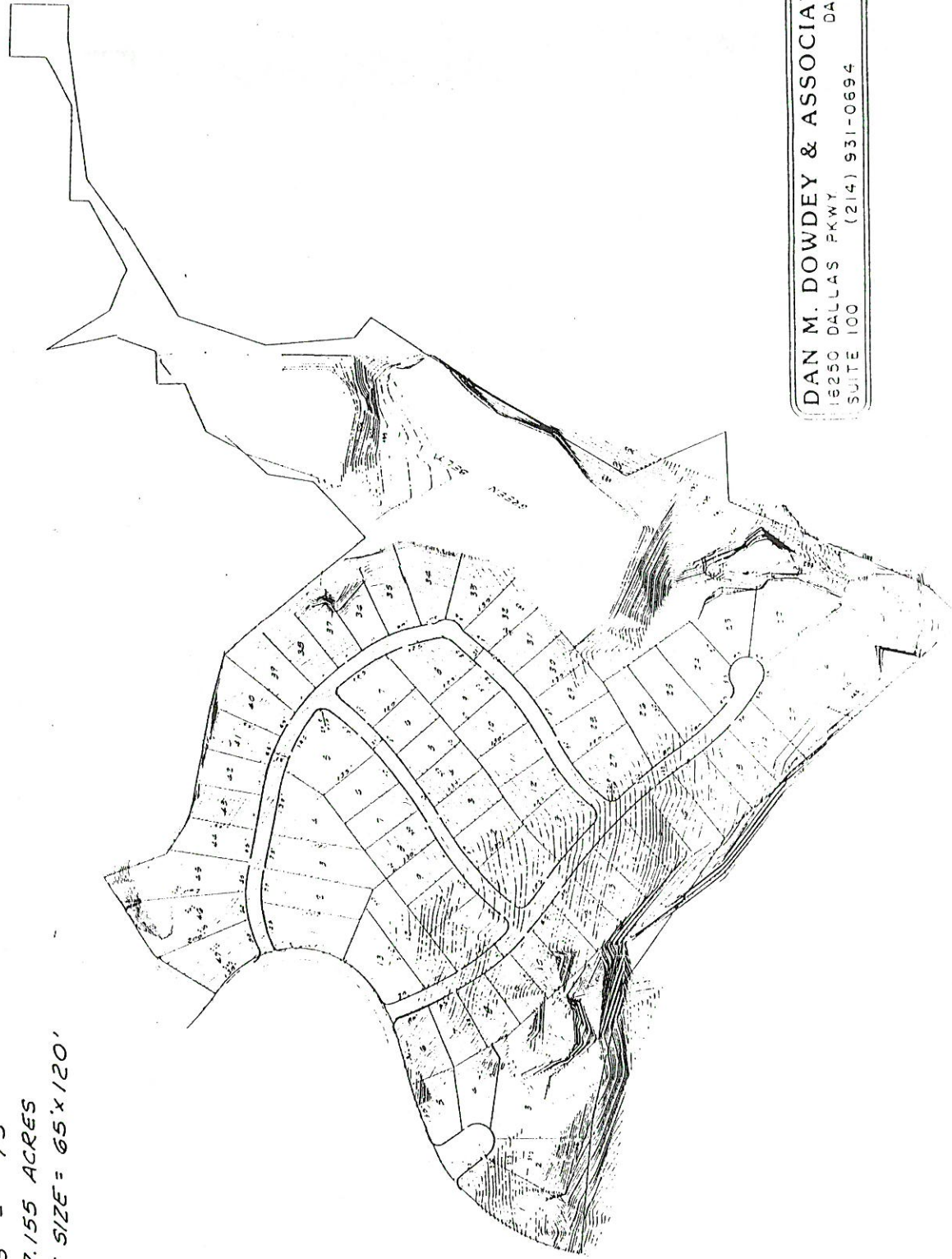
Address 5556 Conde Court

DEVELOPMENT DATA

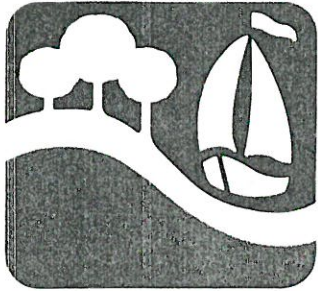
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. *Larger lots - potential for nice homes*
- 2.
- 3.

Signature C.K. Meyer

Address 5507 Yacht Club Dr.

DEVELOPMENT DATA

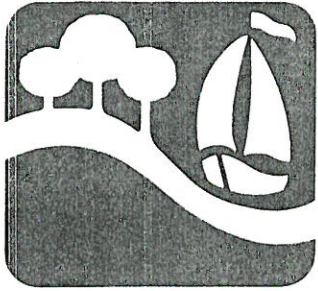
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 Kathryn C. Rockwell

Address 440E York + Club Dr

DEVELOPMENT DATA

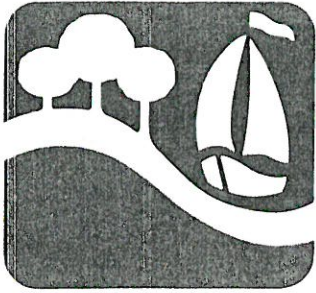
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AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY DALLAS, TEXAS 75248
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 lots sized for the market place.*
- 2.
- 3.

Signature *[Signature]*

Address 1323 E 71ST TULSA, OK

DEVELOPMENT DATA

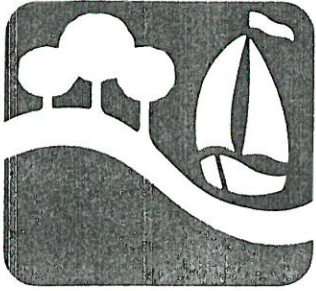
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 generate new construction
2. _____
3. _____

Signature Mark W. Roberts

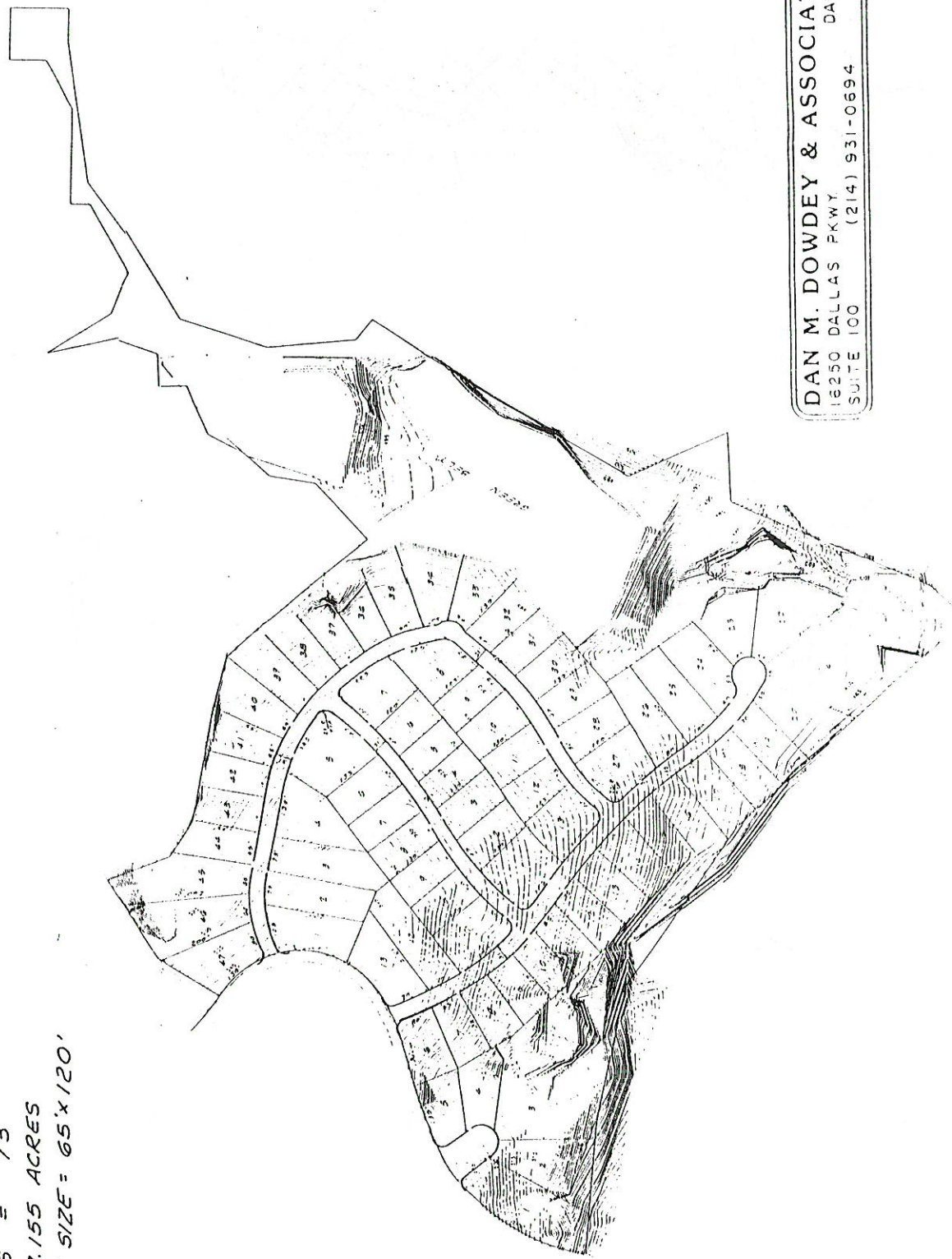
Address P.O. Box 1116
Addison, TX 75001

DEVELOPMENT DATA

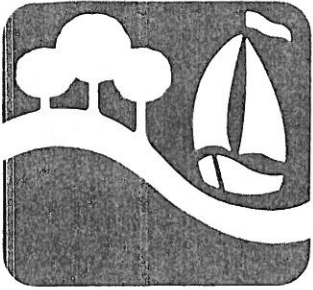
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16250 DALLAS PKWY DALLAS, TEXAS 75248
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 Robert Bell

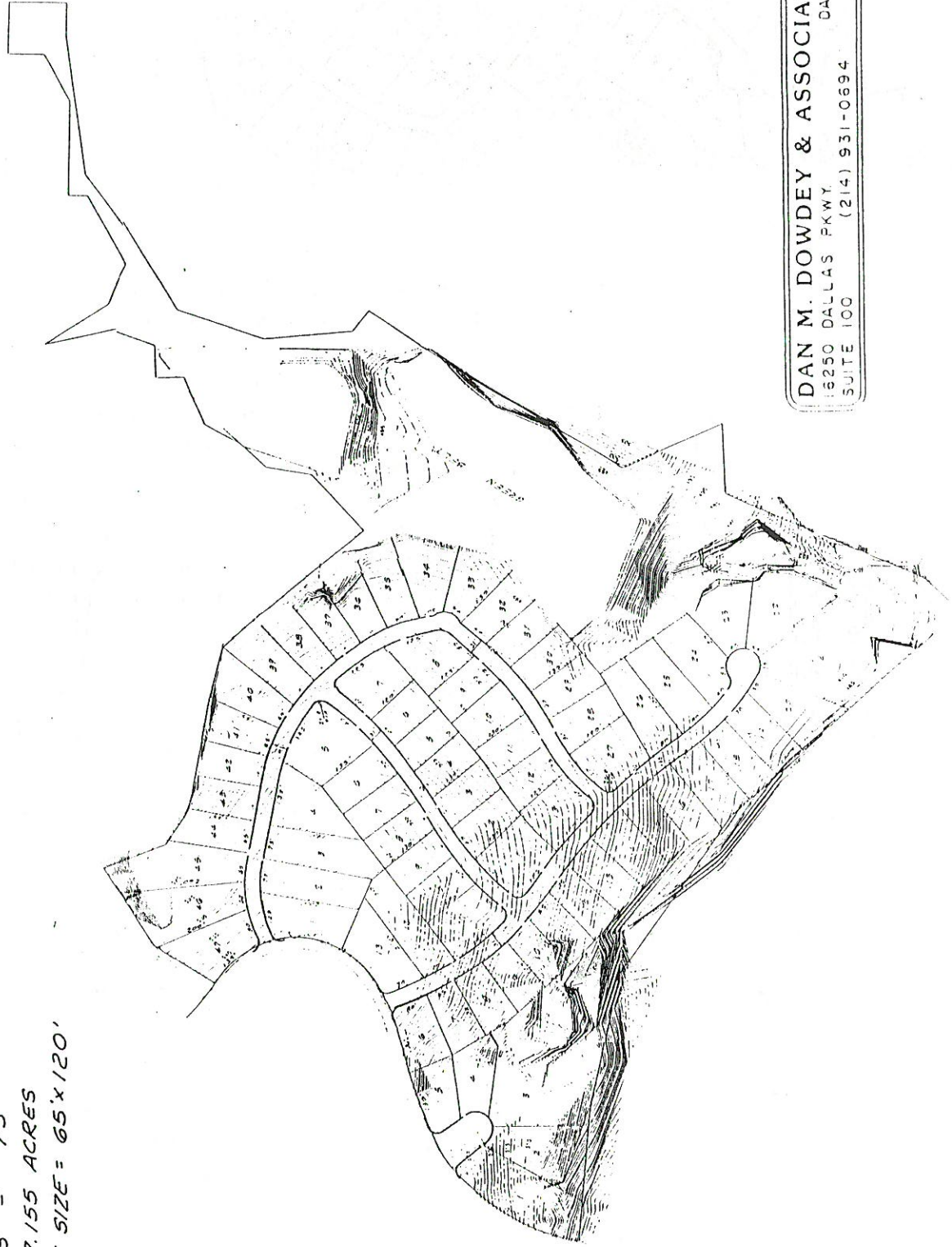
Address _____

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DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. Reduces number of lots for sale.
- 2.
- 3.

Signature Jeff S. Baird

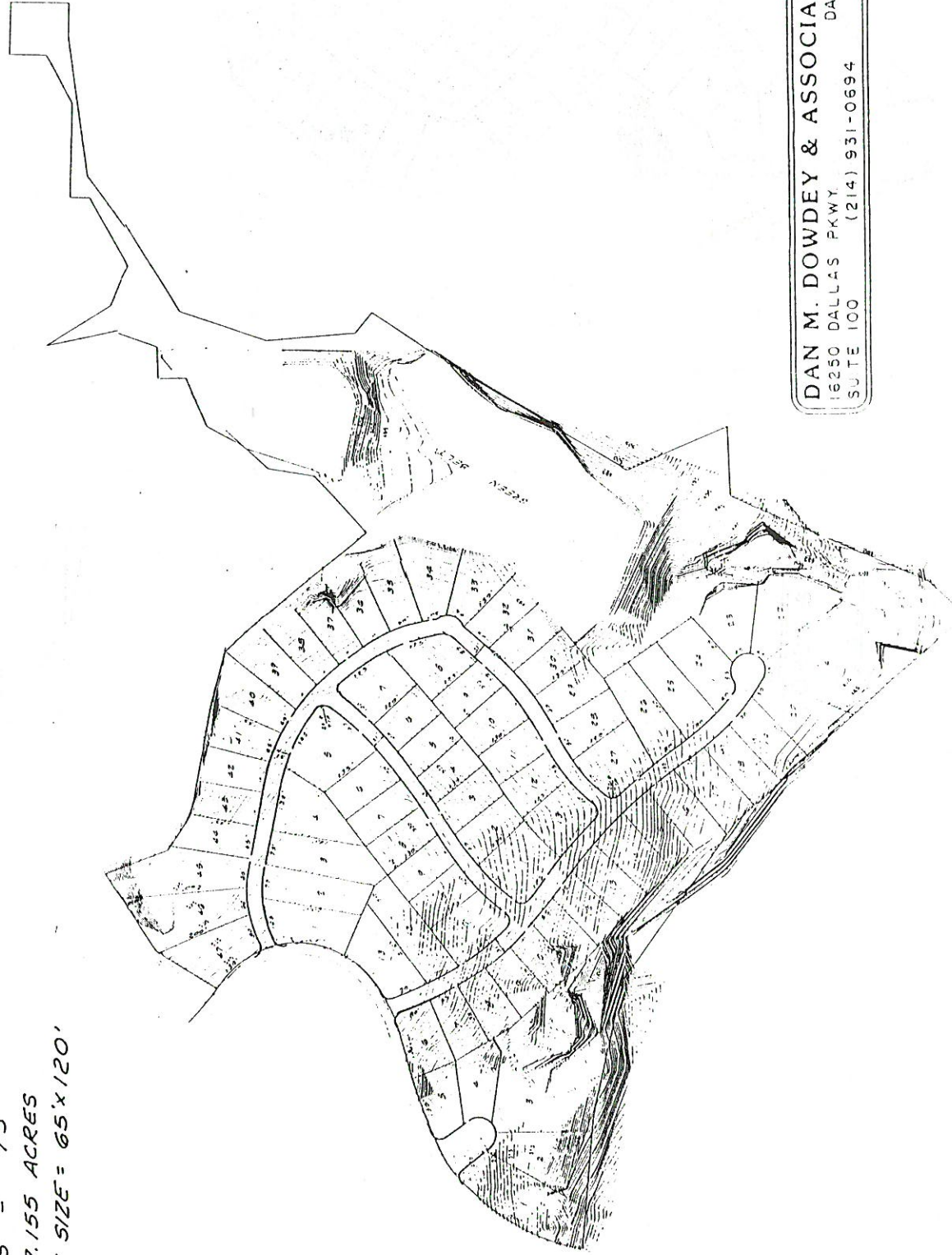
Address 424 Columbia Drive

DEVELOPMENT DATA

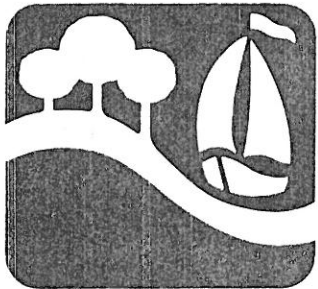
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. *Improve property values (hopefully)*
2. *Improve beautification*
3. *Improve overall interest in CL*

Signature

Address

Paul Holliday
508 Sheffield Dr.
Richardson, TX 75081

DEVELOPMENT DATA

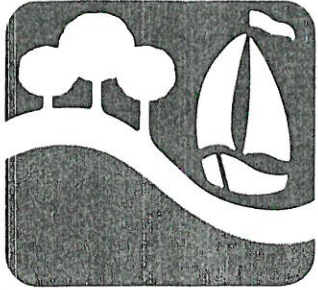
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DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS
SUITE 100 (214) 931-0694 75249



CITY OF ROCKWALL
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 City Secretary

 Case No. PZ 92-38-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. *Need Diversity for Stabilizing Value To Future Economic changes which are unknown.*
- 2.
- 3.

Signature *[Handwritten Signature]*

Address 5604 CAMBRIA

DEVELOPMENT DATA

TOTAL LOTS = 73

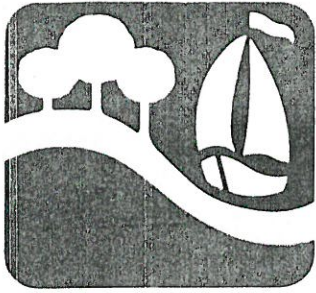
AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY DALLAS, TEXAS
SUITE 100 (214) 931-0694 75243





CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on October 15, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on October 19, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from C. L. Associates to consider amending a portion of PD-8, Planned Development 8 from Zero Lot Line and SF-10, Single Family 10 land use designations to SF-7, Single Family 7 land use designation, for a tract of land containing 37.155 acres located in Chandlers Landing, E. Teal Survey, Abstract No. 207 and further described as Phase 15 of Chandlers Landing. The purpose of the change in land use is to generally create larger lots. The current plan for Phase 15 contains 136 lots. The proposed plan contains approximately 73 lots. A copy of the proposed lot layout is attached. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle
City Secretary

Case No. PZ 92-38-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

Susie P. Morton

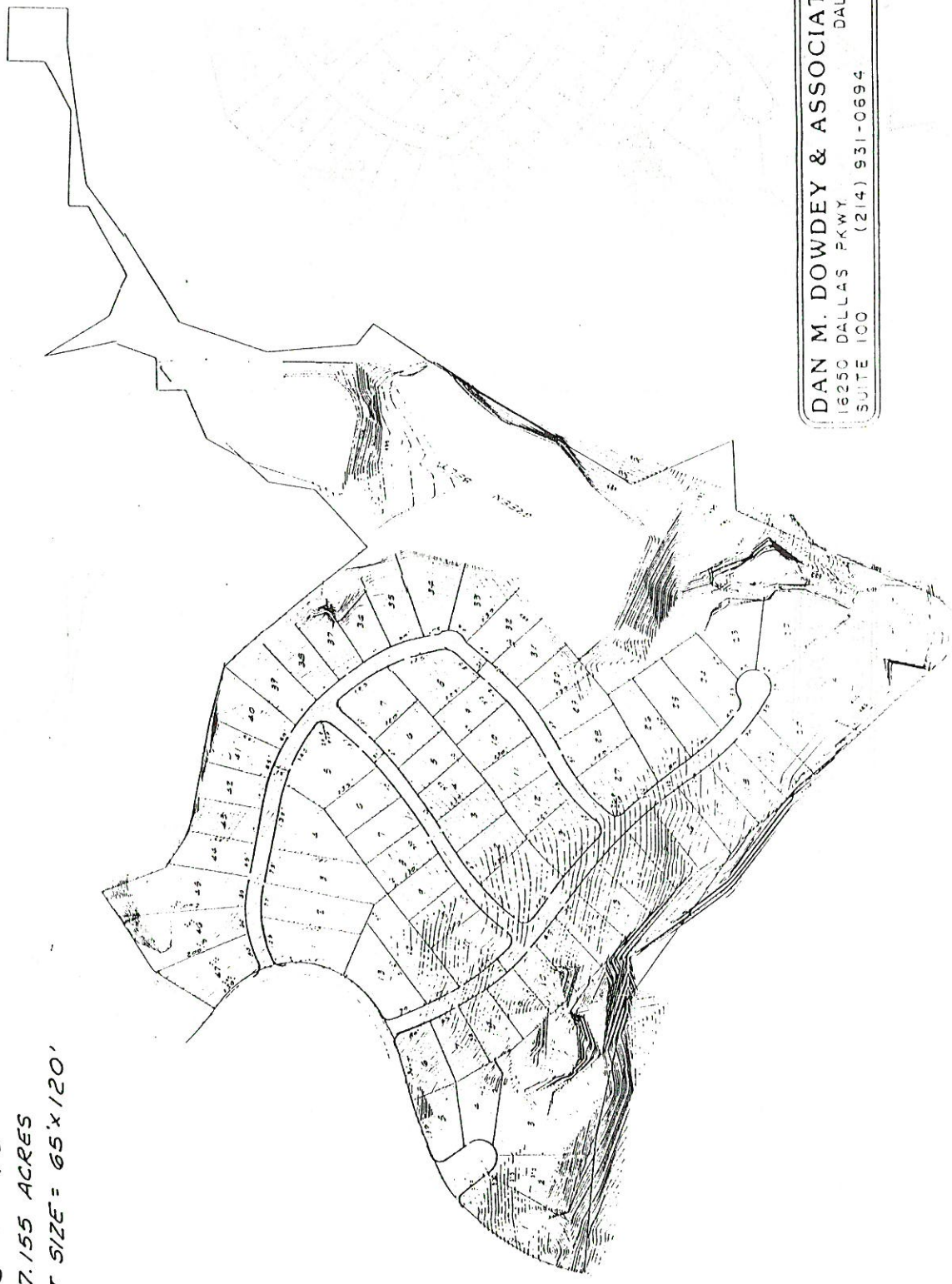
Address

DEVELOPMENT DATA

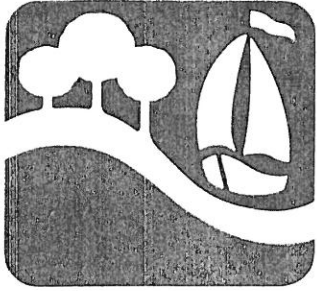
TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65' x 120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS 75248
SUITE 100 (214) 931-0694



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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.

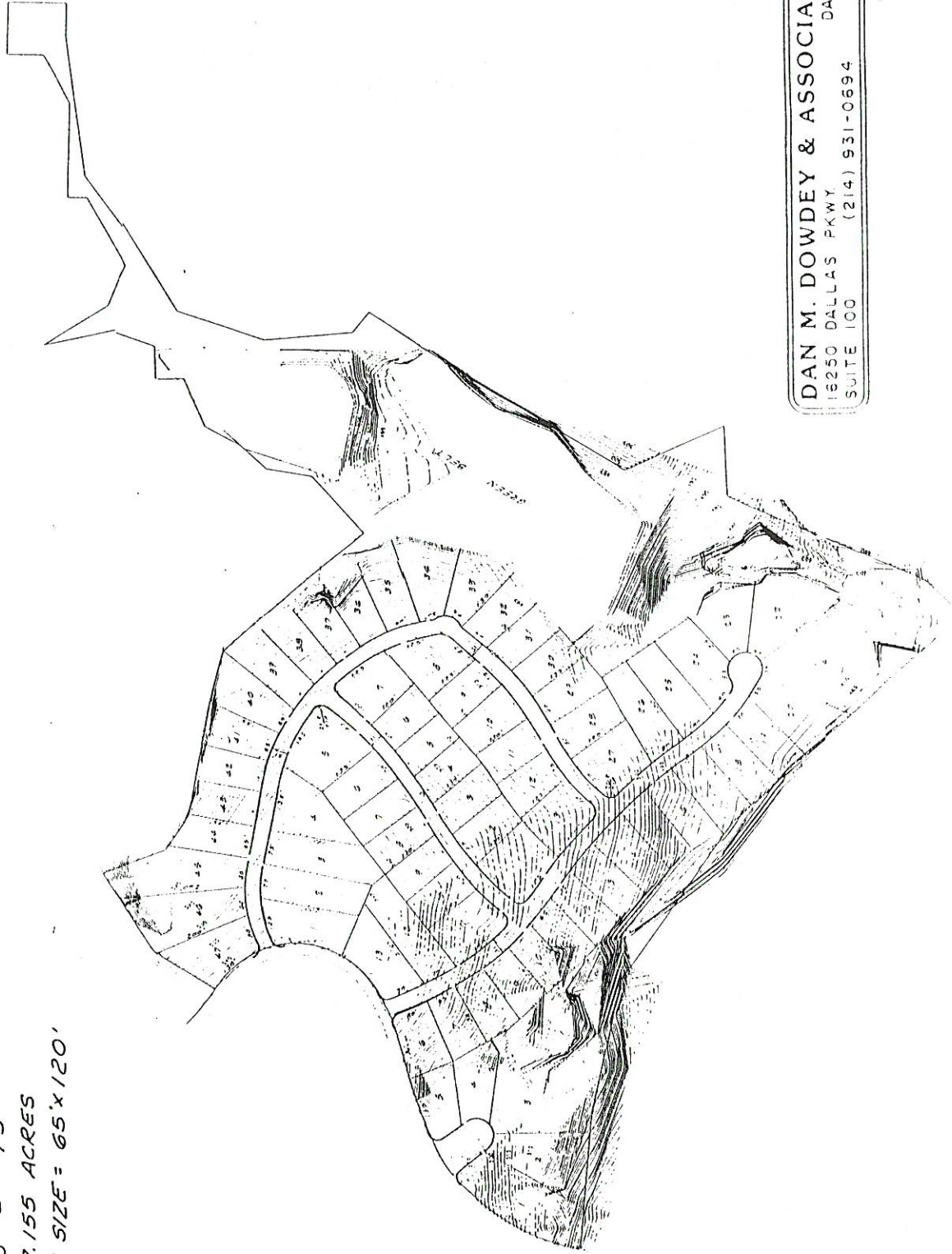
Signature Doug Proffer
Address 510 Columbia A

DEVELOPMENT DATA

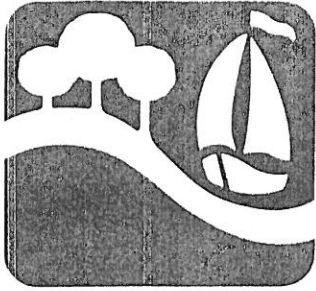
TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY DALLAS, TEXAS
SUITE 100 (214) 931-0694 75249



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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.

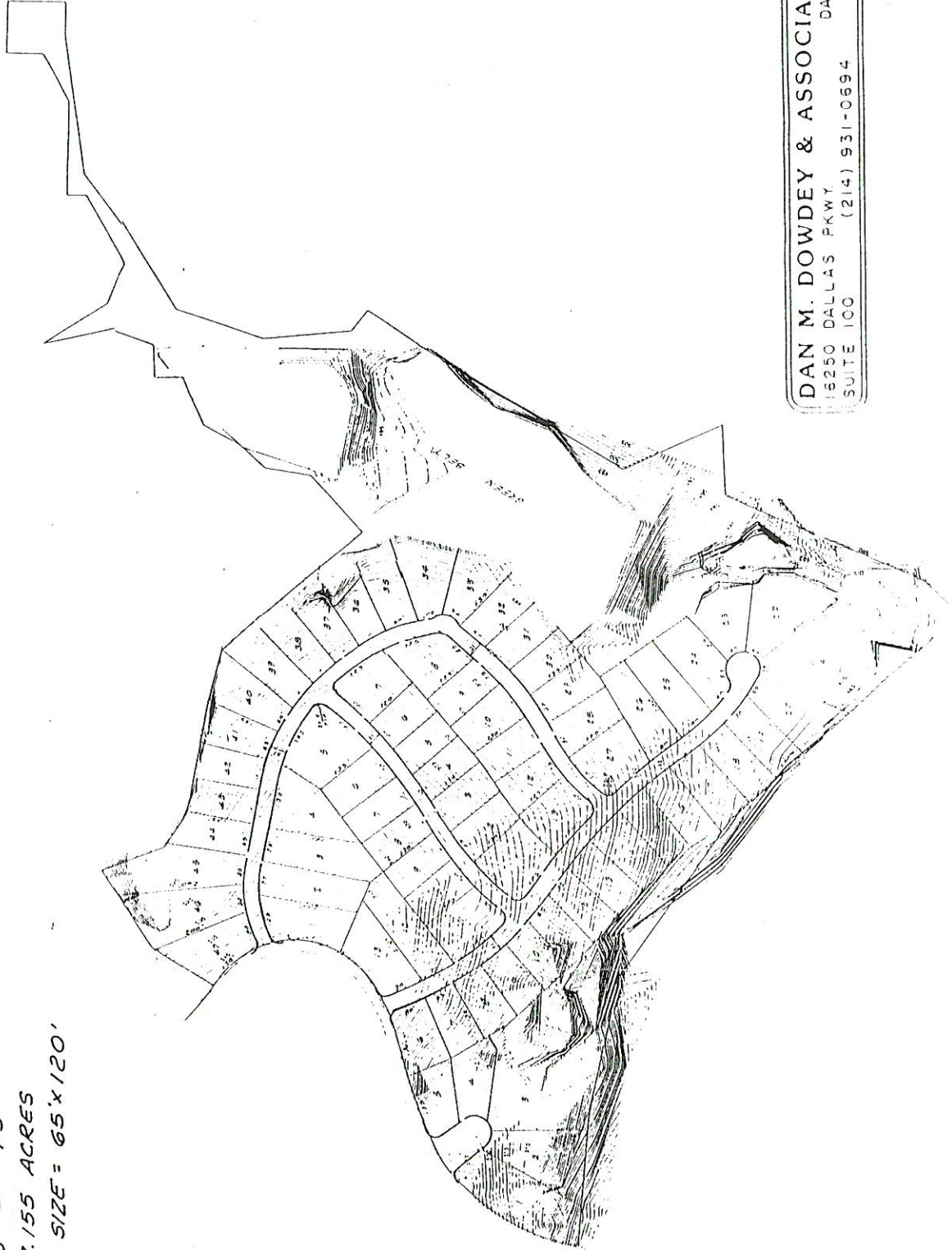
Signature Carolyn and Mort Sullivan
Address 128 Puritan Ct

DEVELOPMENT DATA

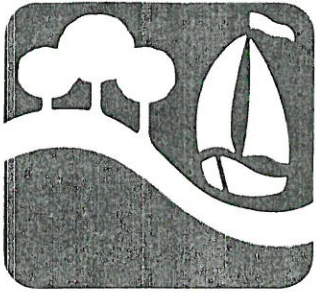
TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
118250 DALLAS PKWY
DALLAS, TEXAS 75243
SUITE 100 (214) 931-0694



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-38-Z

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

I am opposed to the request for the reasons listed below

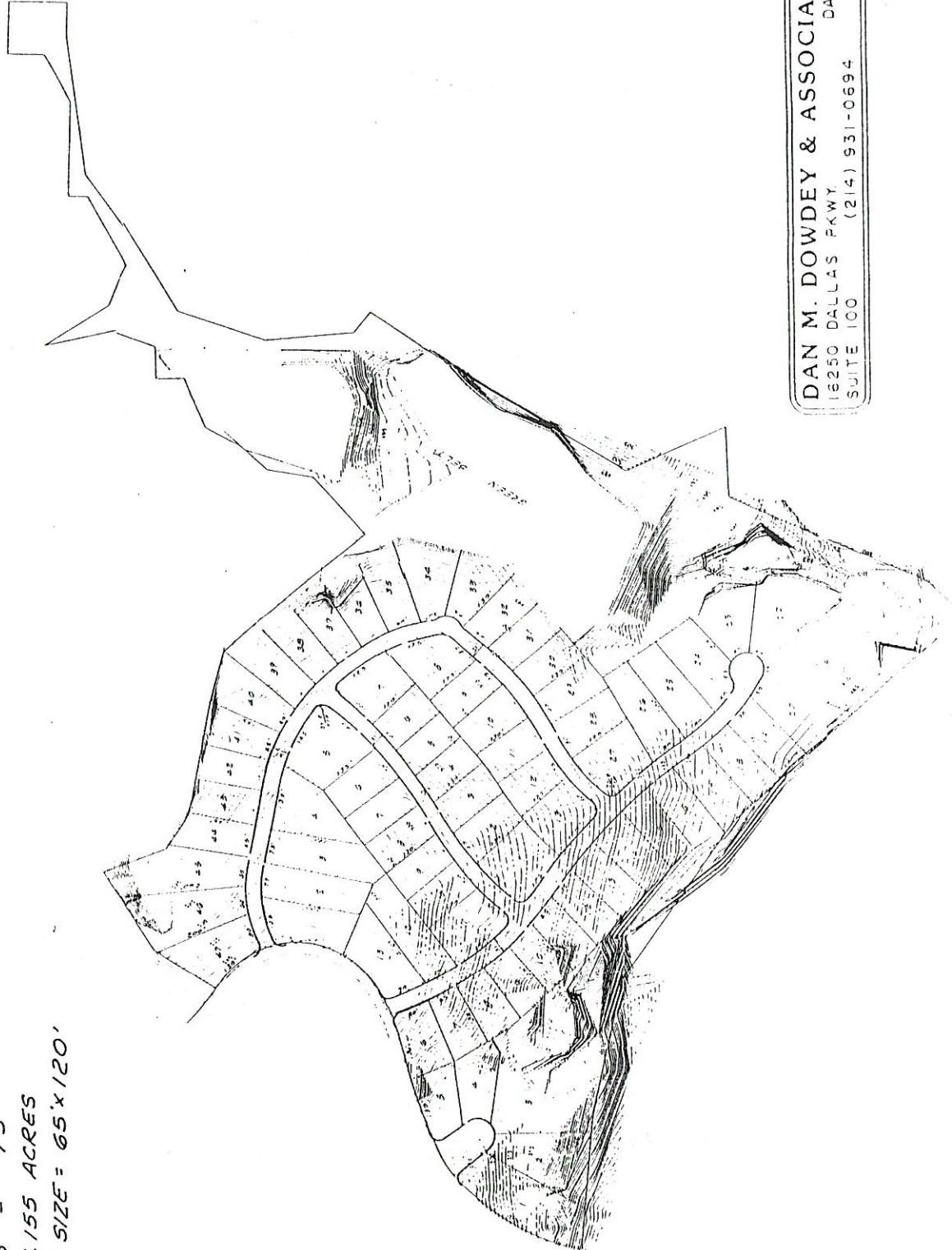
1. *will increase property values - larger lots*
2. *with larger homes*
- 3.

Signature *(Carol) Barnett-Schneid*
by Stan Pennell, son.

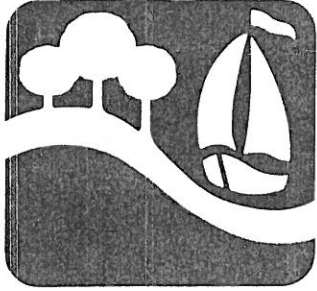
Address *Rt 1 Box 174*
Comanche TX 76442
817-879-2129

DEVELOPMENT DATA

TOTAL LOTS = 73
AREA = 37.155 ACRES
TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY. DALLAS, TEXAS 75248
SUITE 100 (214) 931-0694



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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.

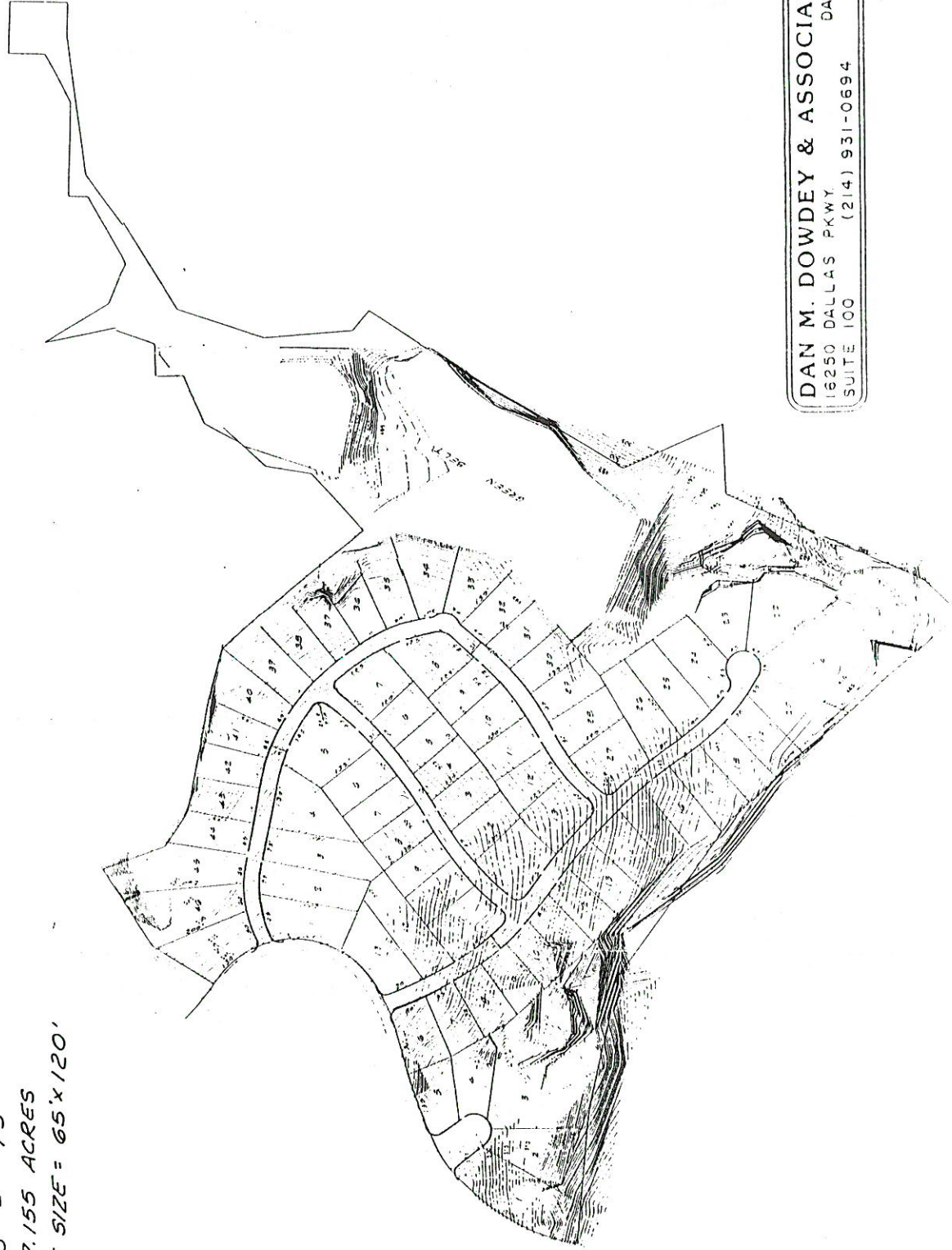
Signature *John Paul*
Address 5208 Yacht Club Dr

DEVELOPMENT DATA

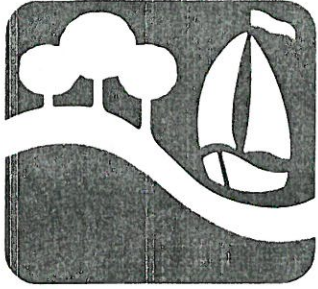
TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



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16250 DALLAS PKWY. DALLAS, TEXAS
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Hilda Crangle
City Secretary

Case No. PZ 92-38-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 density
2. Should increase tax rolls
- 3.

Signature Mavis Yampu

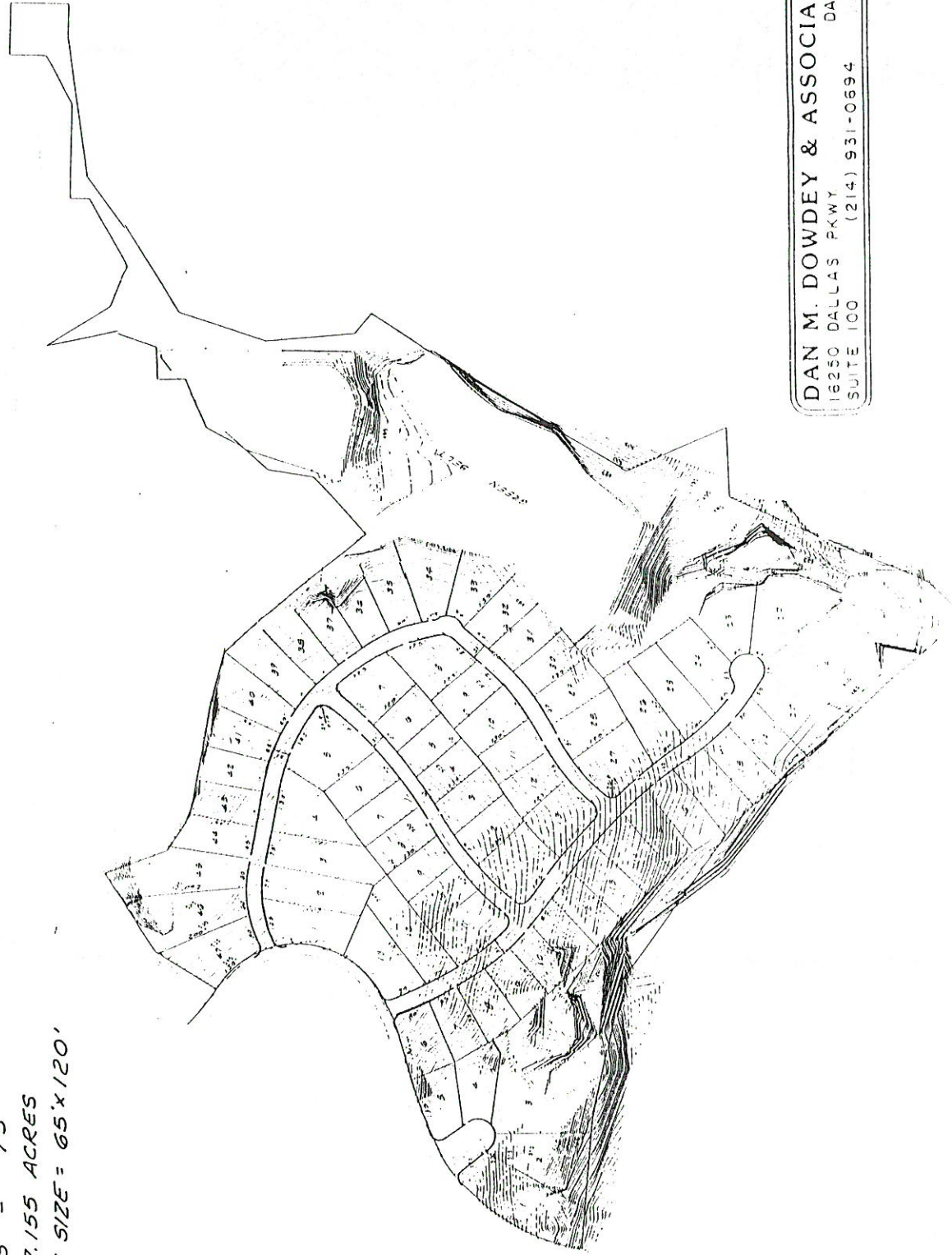
Address 427 COLUMBIA DR.

DEVELOPMENT DATA

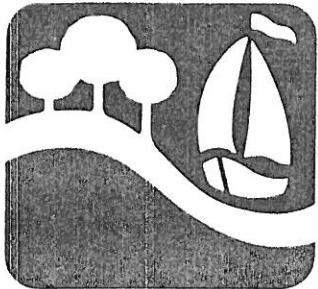
TOTAL LOTS = 73

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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. Increase property values in Chandlers Landing.
- 2.
- 3.

Signature W. A. Weeks Jr.
Address 406 Columbus Dr.

DEVELOPMENT DATA

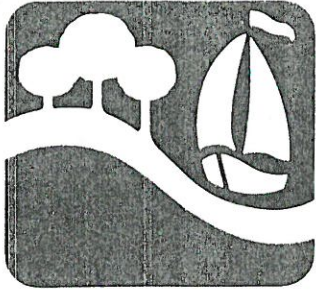
TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
6250 DALLAS PKWY DALLAS, TEXAS
SUITE 100 (214) 931-0694 75243



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Hilda Crangle
City Secretary

Case No. PZ 92-38-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. Thores Jensen

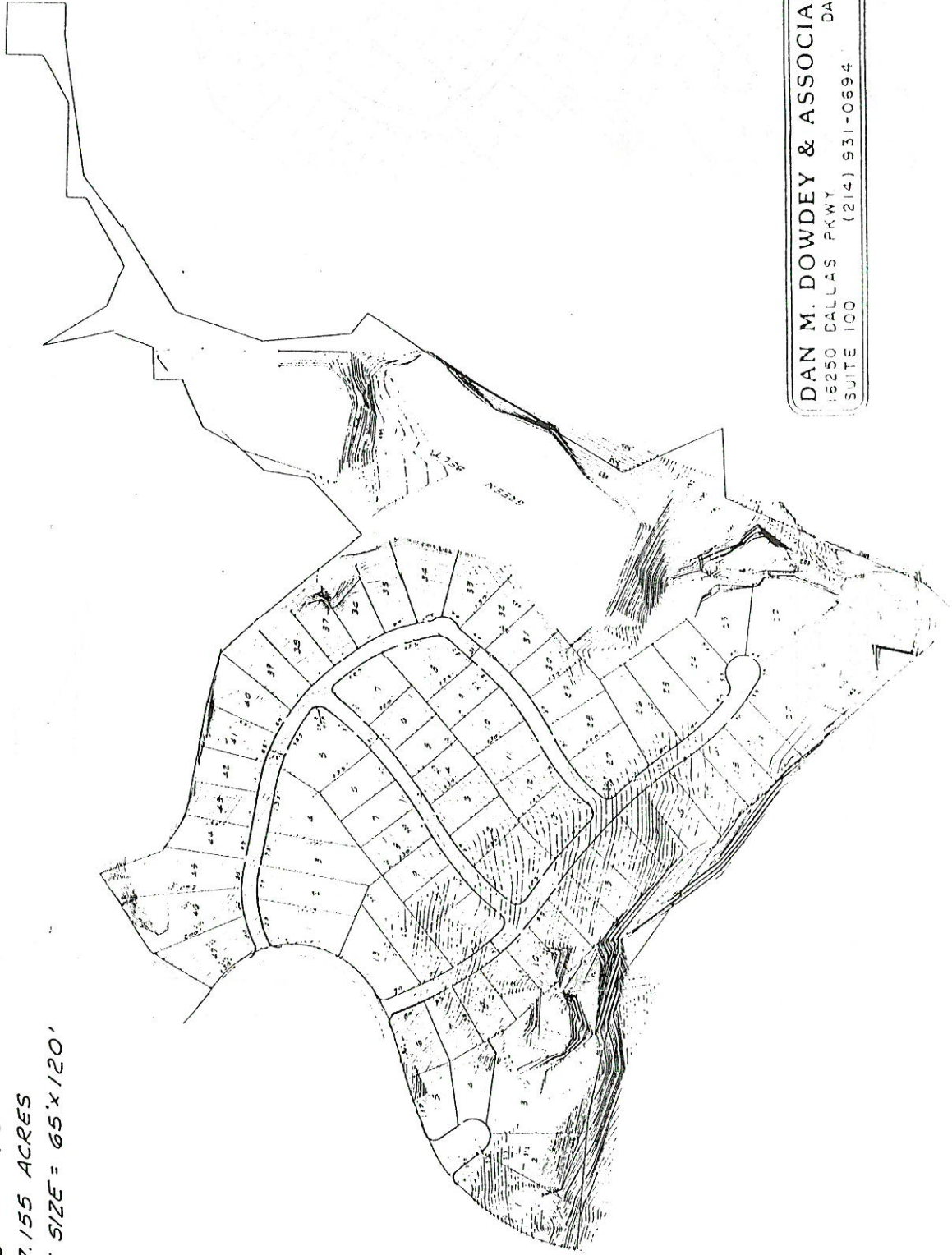
Address Chandlers Landing

DEVELOPMENT DATA

TOTAL LOTS = 73

AREA = 37.155 ACRES

TYPICAL LOT SIZE = 65'x120'



DAN M. DOWDEY & ASSOCIATES, INC.
16250 DALLAS PKWY DALLAS, TEXAS 75248
SUITE 100 (214) 931-0694

Case No. PZ 92-38-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 WAS w/ THE RECOMMENDATION OF REAL REALTY (STEPHANIE / DAWN)
2. THAT I SUPPORT THE REDEFINING OF LOTS FOUND IN PARC 15.
3. I LIVE OUT OF STATE AND SUPPORT THOSE EFFORTS WHICH MAKES CHANDLERS A NICE PLACE TO LIVE, THE IDEA OF LARGER LOTS MAY BE MORE COMFORTABLE HOME SITES.

→ PLEASE CONTACT AT ANYTIME I MAY BE OF ASSISTANCE.

Signature T.W. Blake

Address 5002 ALHAMA DR
INDALLS, CA 91304
(818) 703 7081

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 92-38-Z

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

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

- 1.
- 2.
- 3.

Signature Fredrick C. Chapman

Address 166 Henry M. Chandler Dr.

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Papagos Development Company

16250 Dallas Parkway
Suite 100
Dallas, Texas 75248
214 / 931-9537

John E. Papagos

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