

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 92-41-2 Filing Fee \$185.00 Date 11/9/92

Applicant CBN DEVELOPMENT CORPORATION Phone 214-754-0025

Mailing Address: 2323 Bryan Street, LB #135
Dallas, Texas 75201

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.)
BLOCK A, PHASE 18, Section 1, Lots 11 thru 15

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

PD8 TOWNHOUSE District Classification to

PD8 - Single Family Detached District Classification for the

following reasons: (attach separate sheet if necessary)

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

2

Status of Applicant Owner XX 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.

CBN DEVELOPMENT CORPORATION

Signed F.H. Hanna

President

Note:

1

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.

2

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

APPLICATION AND FINAL PLAT CHECKLIST

Date 11-9-92

Name of Proposed Development Replat of Lots 11-15 Ch. Landing Phase 1B-1

Name of Developer C.B.N. Development Corporation

Address 2323 Bryan, Dallas, Tx 75201 Phone 754-0025

Owner of Record Same

Address " Phone "

Name of Land Planner/Surveyor/Engineer HAROLD L. EWING P.E.

Address P.O. Box 28355, Dallas, Tex 75228 Phone 328-8133

Total Acreage 0.4067 Current Zoning _____

Number of Lots/Units 3

Signed 

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

Provided of
Shown on Plat

Not
Applicable

✓

1. Title or name of development, written and graphic scale, north point, date of plat and key map

✓

2. Location of the development by City, County and State.

_____	_____
✓ _____	_____
_____	✓ _____
_____	_____
✓ _____	_____
✓ _____	_____
_____	_____
_____	_____
✓ _____	_____
_____	✓ _____

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines
5. If no engineering is provided show contours of 5 ft. intervals
6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
7. Approved name and right-of-way width of each street, both within an adjacent to the development
8. Locations, dimensions and purposes of any easements or other rights-of-way
9. Identification of each lot or site and block by letter and number and building lines
10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

_____	_____
_____	_____ ✓
_____	_____ ✓
_____ ✓	_____ ✓
_____ ✓	_____
_____	_____
_____	_____
_____	_____
_____	_____

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit along with plat a calculation sheet indicating the area of each lot

21. Attach copy of any proposed deed restrictions for proposed subdivision

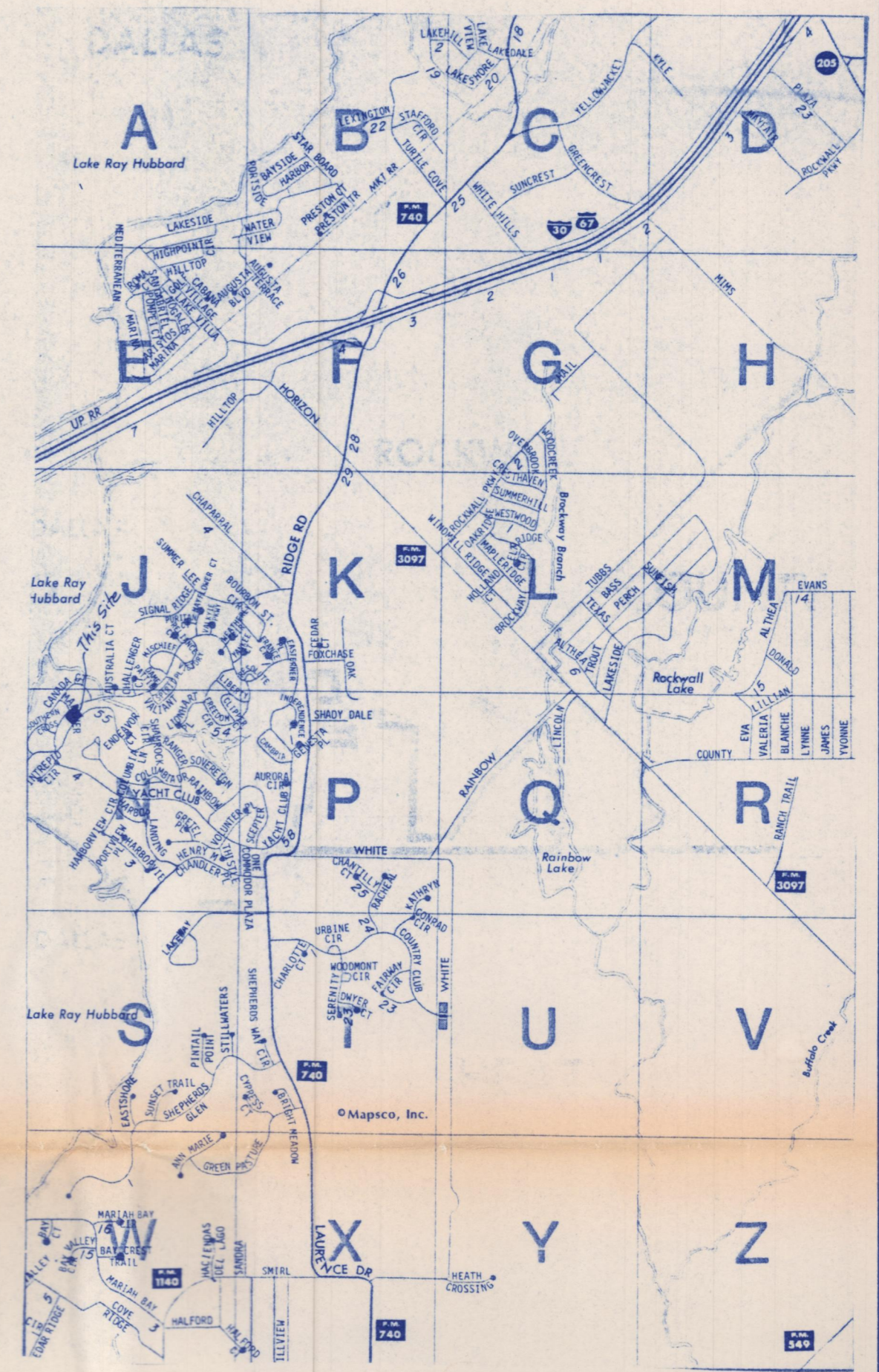
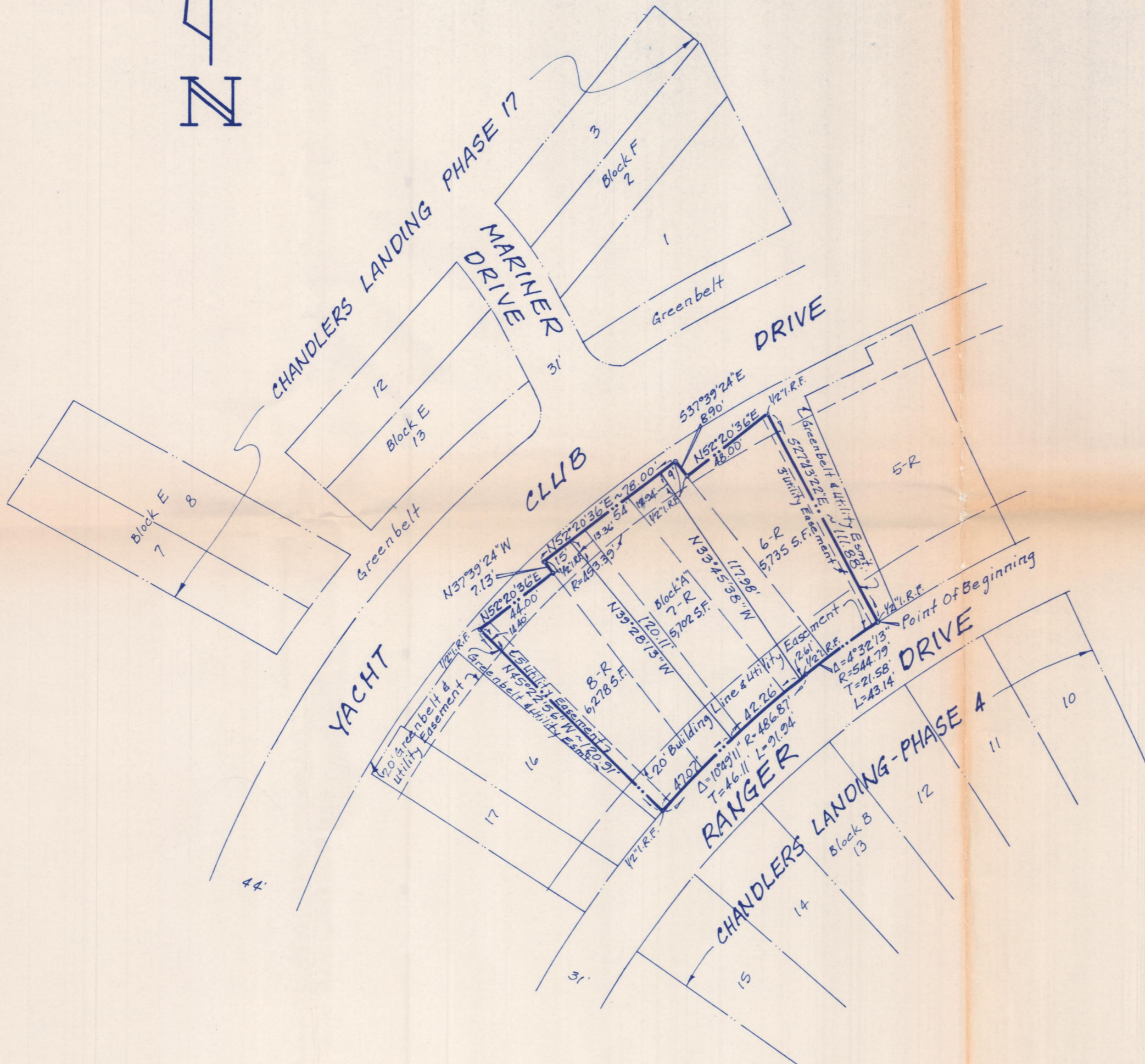
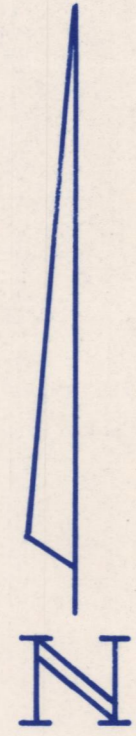
Taken by: _____

File No.: 92-41-RP/2

Date: 11/9/92

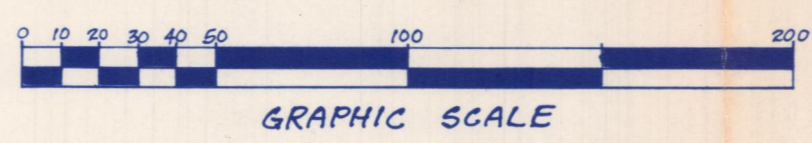
Fee: \$ 185.00

Receipt No.: 026409



LOCATION MAP
Scale: 1"=2,000'

C-169
C-168



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	10-12-92	92102

REPLAT OF LOTS 11 THROUGH 15, BLOCK "A"
CHANDLERS LANDING-PHASE 1B, SECTION 1
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
C.B.N. Development Corporation ~ Owner
2323 Bryan St. Lock Box 135 - Dallas, Texas 75201 Tel. No.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of 4° 32' 13", a radius of 544.79 feet, and a chord that bears South 54° 13' 50" West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of 10° 49' 11", a radius of 486.87 feet, and a chord that bears South 46° 33' 07" West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North 45° 22' 56" West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North 52° 20' 36" East a distance of 44.00 feet; North 37° 39' 24" West a distance of 7.13 feet; North 52° 20' 36" East a distance of 78.00 feet; South 37° 39' 24" East a distance of 8.90 feet; and North 52° 20' 36" East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South 27° 43' 22" East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

CBN DEVELOPMENT CORPORATION

By: Frank G. Newman, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1992, by Frank G. Newman, President of CBN Development Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1992, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission _____

_____ Date

I hereby certify that the above and foregoing Replat of Lots 11 through 15, Block A, Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1992.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-12-92	92102

REPLAT OF LOTS 11 THROUGH 15, BLOCK "A" CHANDLERS LANDING-PHASE 18, SECTION 1
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
<i>C.B.N. Development Corporation</i> ~ Owner 2323 Bryan St. Lock Box 135 - Dallas, Texas 75021 Tel. No.

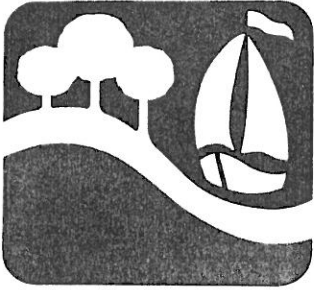
AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

Minimum Lot Area.....	5,700 Sq. FT
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
Minimum Lot Frontage.....	40 Lin. Ft
Minimum Lot Depth.....	100 Lin. Ft.
Minimum Front Set Back.....	25 Lin. Ft.
Minimum Rear Set Back.....	20 Lin. Ft.
Minimum Side Yard (internal lot).....	5 Lin. Ft.
Minimum Building Separation.....	10 Lin. Ft.
Maximum Building Coverage.....	40 %
Maximum Building Height.....	30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit
Minimum Garage Space.....	2 Vehicles

All other area requirements of "SF-10" Single Family zoning classification, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.



CITY OF ROCKWALL
"THE NEW HORIZON"

November 24, 1992

CBN Development Corporation
2323 Bryan Street, LB #135
Dallas, Texas 75201

Dear Sir:

On November 16, 1992 the Rockwall City Council approved an ordinance on first reading granting your request for approval of an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements and a replat of Chandlers Landing, Phase 18, Section 1, Block A, Lots 11-15. The City Council must approve the ordinance on second reading before becoming final. The next meeting will be December 7 at 7:00 p.m. in the City Council Chambers. You or your representative should be present should any questions arise.

Please feel free to call should you have any questions.

Sincerely,

Hilda Crangle
Hilda Crangle
City Secretary



CITY OF ROCKWALL
"THE NEW HORIZON"

November 24, 1992

Mr. Harold Evans
Consulting Engineers
P. O. Box 28355
Dallas, Texas 75228

Dear Harold:

On November 16, 1992 the Rockwall City Council approved an ordinance on first reading granting CBN Development Corporation's request for approval of an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements and a replat of Chandlers Landing, Phase 18, Section 1, Block A, Lots 11-15. The City Council must approve the ordinance on second reading before becoming final. The next meeting will be December 7 at 7:00 p.m. in the City Council Chambers. You or your representative should be present should any questions arise.

Please feel free to call should you have any questions.

Sincerely,

Hilda Crangle
Hilda Crangle
City Secretary

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: November 16, 1992

Agenda No: III. A.

Agenda Item: **P&Z-92-41** - Hold Public Hearing to Consider Recommending Approval of a Request from C.B.N. Development Corporation for an Amendment to PD-8, Chandlers Landing to Amend the Land Use Designation from Townhouse to Single Family Detached, Approval of Area Requirements, and a Replat of Chandlers Landing, Phase 18, Section 1, Block A, Lots 11-15

Item Generated By: Owner, C.B.N. Development Corporation

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

Background Information:

We have received another request for a change in land use in Chandlers Landing. These 5 lots are located in an area that was originally platted for townhouse. There has been one area within the subdivision that has been redesignated for single family. The owner of these three lots wishes to do the same thing in this area. The area is already platted into five lots. They also wish to replat the area into three lots. Attached is a copy of the plat and a copy of the proposed area requirements. They are generally compatible with the lot requirements on the lots that have been revised to the east. We see no problem with the request.

Attachments:

1. Notices returned
2. Revised Plat
3. Area Requirements

Agenda Item: PD-8 Revised Land Use and Replat

Item No: III. A.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: November 12, 1992

Agenda No: V. A.

Agenda Item: **P&Z-92-41** - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from C.B.N. Development Corporation for an Amendment to PD-8, Chandlers Landing to Amend the Land Use Designation from Townhouse to Single Family Detached, Approval of Area Requirements, and a Replat of Chandlers Landing, Phase 18, Section 1, Block A, Lots 11-15 (1st Reading)

Item Generated By: Owner, C.B.N. Development Corporation

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

Background Information:

We have received another request for a change in land use in Chandlers Landing. These 5 lots are located in an area that was originally platted for townhouse. There has been one area within the subdivision that has been redesignated for single family. The owner of this area wishes to do the same thing in this area. The area is already platted into five lots. They also wish to replat the area into three lots. Attached is a copy of the plat and a copy of the proposed area requirements. They are generally compatible with the lot requirements on the lots that have been revised to the east. We see no problem with the request.

The Commission will consider this item at their meeting on Thursday and we will forward their recommendation to you on Friday.

Attachments:

1. Notices returned
2. Revised Plat
3. Area Requirements

Agenda Item: PD-8 Revised Land Use and Replat

Item No: V. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: November 16, 1992

Agenda No: V. A.

Agenda Item: **P&Z-92-41** - Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from C.B.N. Development Corporation for an Amendment to PD-8, Chandlers Landing to Amend the Land Use Designation from Townhouse to Single Family Detached, Approval of Area Requirements, and a Replat of Chandlers Landing, Phase 18, Section 1, Block A, Lots 11-15 (1st Reading)

Item Generated By: Owner, C.B.N. Development Corporation

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

Background Information:

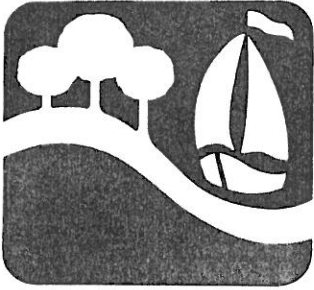
The Commission has recommended approval of the change in land use designation, the proposed area requirements and the replat as included in your original packet information. A copy of the draft ordinance is attached.

Attachments:

1. Ordinance

Agenda Item: PD-8 Revised Land Use and Replat

Item No: V. A.



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Sincerely,

Hilda Crangle
Hilda Crangle
City Secretary



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Sincerely,

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Hilda Crangle
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CITY OF ROCKWALL
"THE NEW HORIZON"

REVISED
PUBLIC NOTICE

(Please note correction to previously mailed notice regarding legal description.)

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 12, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 16, 1992 at 7:00 p.m. to consider approval of a request from C.B.N. Development Corporation for an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements, and replat of Chandlers Landing, Phase 18, Section 2 Section 1, Block A, Lots 11-15. This replat will reduce the number of lots from five to three lots. 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 92-41-Replat/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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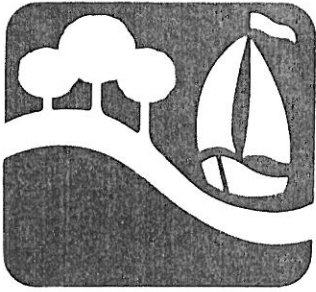
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- 1.
- 2.
- 3.

Signature _____

Address _____



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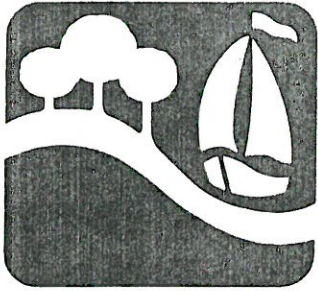
Case No. PZ 92-41-Replat/Z

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

I am opposed to the request for the reasons listed below

1. *Lower density*
- 2.
- 3.

Signature *Stephanie McLoay*
Address *610 Severige Ct*



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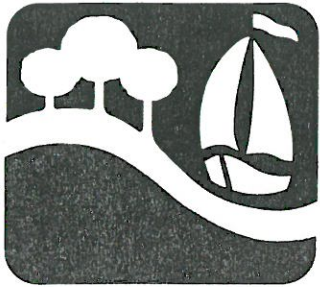
Case No. PZ 92-41-Replat/Z

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 *Raymond*
Address 1785 E.I.-30, Garland, TX
75043



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Case No. PZ 92-41-Replat/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 [Handwritten Signature]

Address 1785 E. I-30, Garland, TX
75043



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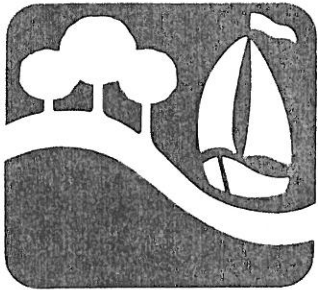
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Signature Karl Benz

Address 426-G YACHT Club Dr South



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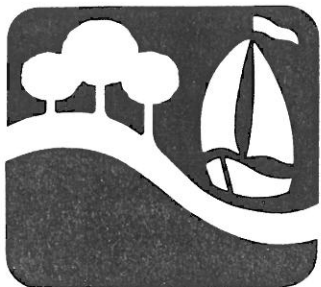
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Joe Levi
Signature [Handwritten Signature]

Address 5604 CANADA
CT.



CITY OF ROCKWALL

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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. Single family will enhance overall stability & values
2. _____
3. _____

Signature James Wheel
 Address 13355 NOEL RD. #1340
DALLAS, TX. 75240



CITY OF ROCKWALL
"THE NEW HORIZON"

REVISED
PUBLIC NOTICE

(Please note correction to previously mailed notice regarding legal description.)

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 12, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 16, 1992 at 7:00 p.m. to consider approval of a request from C.B.N. Development Corporation for an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements, and replat of Chandlers Landing, Phase 18, ~~Section 2~~ Section 1, Block A, Lots 11-15. This replat will reduce the number of lots from five to three lots. 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

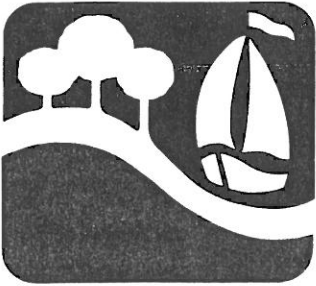
Case No. PZ 92-41-Replat/Z

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 like having the larger lots and houses in this area of Chandlers
- 2.
- 3.

Signature William C Montgomery
Address 5406 Yacht Club Dr.



CITY OF ROCKWALL

"THE NEW HORIZON"

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City Secretary

Case No. PZ 92-41-Replat/Z

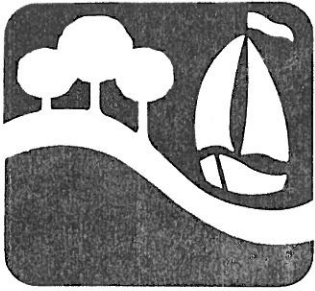
I am in favor of the request for the reasons listed below X

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

1. REDUCTION IN DENSITY PER SQUARE ACRES
- 2.
- 3.

Signature Joe Vaugere

Address 108 VAUGERE



CITY OF ROCKWALL

"THE NEW HORIZON"

REVISED PUBLIC NOTICE

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

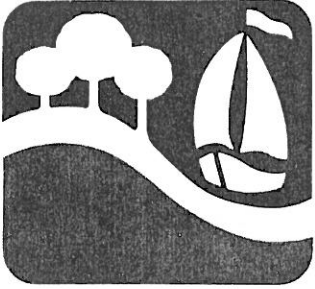
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. IMPROVE NEIGHBOR HOOD
2. TOO MANY CONDOS & ADJOINING HOUSES
- 3.

Signature Linda Enslin by H. G. Enslin, agent

Address _____



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Hilda Crangle

City Secretary

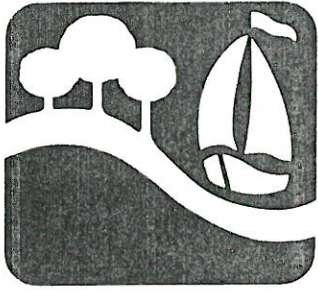
Case No. PZ 92-41-Replat/Z

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

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

- 1.
- 2.
- 3.

Signature Jimmy J. Butera, Jr.
Address 6025 Fallsmeadow Lane
Dallas, Texas 75252



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

*For your information -
cl believes this*

Case No. PZ 92-41-Replat/Z

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

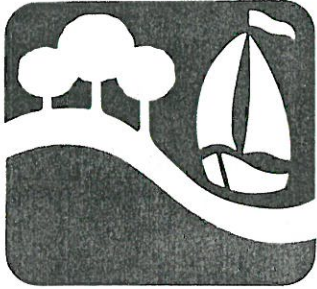
I am opposed to the request for the reasons listed below

*Should be Section 1
or just Phase 18.
Block A.*

- 1. CL associates did replat lots 1-10 Phase 18 section 1 Block A*
- 2.
- 3.

Signature *Cy P. [Signature]*
CL associates

Address 1323 E 71ST Tulsa, OK 74136



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Hilda Crangle
City Secretary

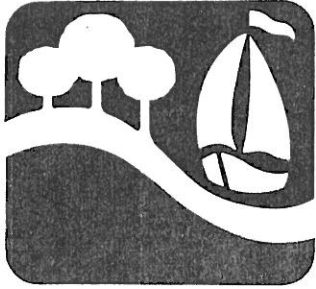
Case No. PZ 92-41-Replat/Z

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

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

- 1.
- 2.
- 3.

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



CITY OF ROCKWALL
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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

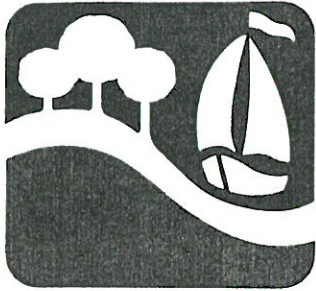
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Signature Tom Olmstead

Address 5414 FRANKER



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

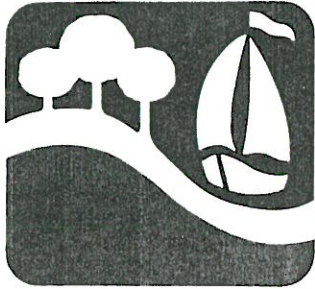
Case No. PZ 92-41-Replat/Z

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 Vicki Chesna
Address 5414 RANGER



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/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 R. M. H.

Address 101 - Resolute



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

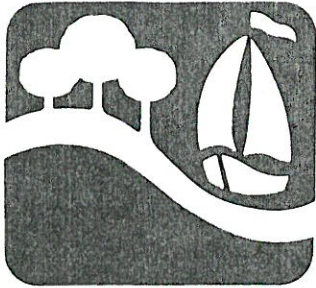
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. *We have more than enough townhouses + apt's in the area. Single family would be much more desirable.*
- 2.
- 3.

Signature *Walter C. Roberts*

Address _____



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"THE NEW HORIZON"

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Hilda Crangle
City Secretary

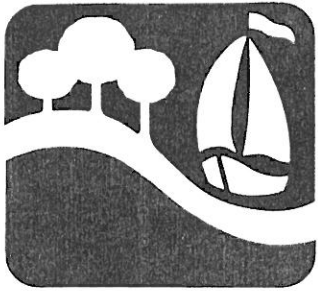
Case No. PZ 92-41-Replat/Z

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 J. Heath*
Address *5610 Cambria Drive*



CITY OF ROCKWALL
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Hilda Crangle
City Secretary

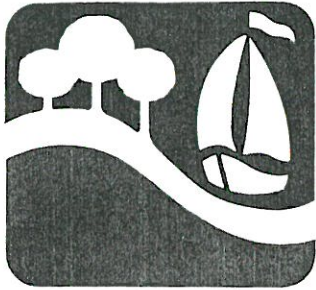
Case No. PZ 92-41-Replat/Z

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

I am opposed to the request for the reasons listed below

1. *Sever*
Bigger lots = bigger \$\$ houses
2. *Single family detached - better than "townhouse"*
- 3.

Signature *J. Erik Oistad*
Address *304 Columbia Dr.*



CITY OF ROCKWALL
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Hilda Crangle

City Secretary

Case No. PZ 92-41-Replat/Z

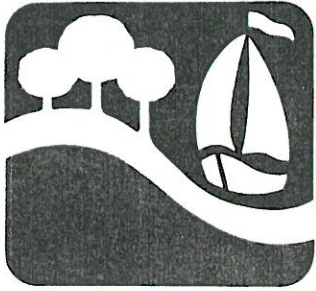
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Signature *Robert Offenberg*

Address *5610 Cambria Dr*



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

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

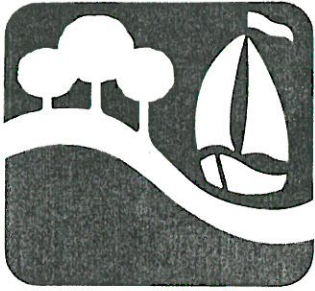
I am opposed to the request for the reasons listed below _____

1. *It helps to reduce the density of houses in an area that we felt was too dense in the first place.*
2. *It will also help shift the balance more in favor of single family residence units*
- 3.

Signature Mr. Mrs. W. J. Rhoades

Address 205 Rainbow Circle

November 11, 1992



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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/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. REDUCE POPULATION DENSITY
- 2.
- 3.

Signature Ted Nord
Address 4386 YACHTS CLUB



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

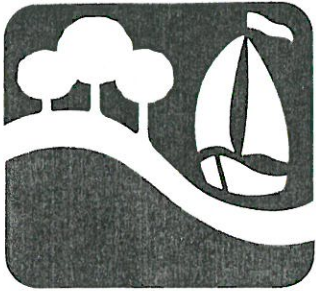
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. *the reducing of lots from five to three*
2. *(density)*
- 3.

Signature Phyllis - Budd Beer

Address 5903 Ranger Dr



CITY OF ROCKWALL
"THE NEW HORIZON"

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Hilda Crangle

City Secretary

Case No. PZ 92-41-Replat/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 are always more favorable*
2. *Less Density is Better also*
3. _____

Signature *W. Newman*
Address *13 Intrepid Cir*

Case No. PZ 92-41-Replat/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
2. In keeping with the development of the community.
- 3.

Signature *Frederick A. Chapman*

Address 166 Henry M. Chandler Dr.

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

Case No. PZ 92-41-Replat/Z

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

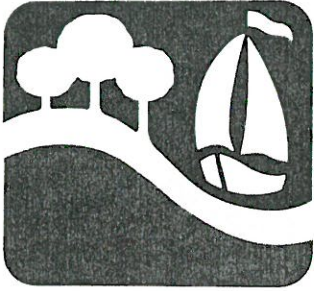
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature *Ken Dahl*

Address 4560 Yacht Club Dr.

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



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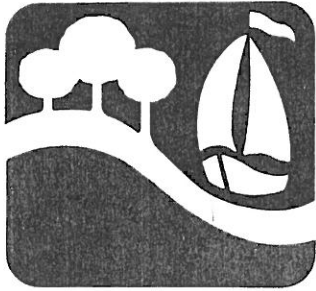
I am in favor of the request for the reasons listed below X

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

1. LOWER DENSITY - INCREASE PROPERTY VALUES
- 2.
- 3.

PLEASE CHANGE
ADDRESS of your
RECORDS

Signature R. F. Amacher
Address R. F. AMACHER
5113 TOP SEED CT
CHARLOTTE, NC 28228



CITY OF ROCKWALL
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Hilda Crangle

City Secretary

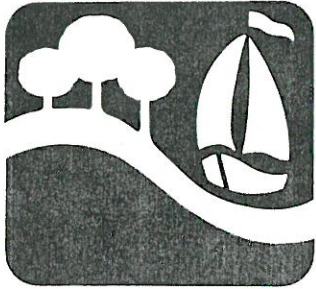
Case No. PZ 92-41-Replat/Z

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*
2. *more desirable building lot*
- 3.

Signature *Karen Maloney*
Address *5735 Southern Cross*



CITY OF ROCKWALL

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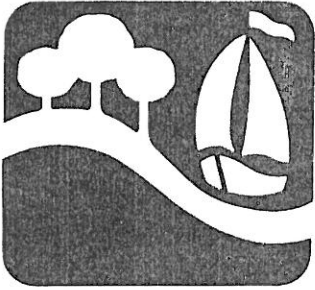
I am in favor of the request for the reasons listed below X

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

- 1.
- 2.
- 3.

Signature Jeffrey S. David

Address 424 Columbia Drive



CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 12, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 16, 1992 at 7:00 p.m. to consider approval of a request from C.B.N. Development Corporation for an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements, and replat of Chandlers Landing, Phase 18, Section 2, Block A, Lots 11-15. This replat will reduce the number of lots from five to three lots. 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

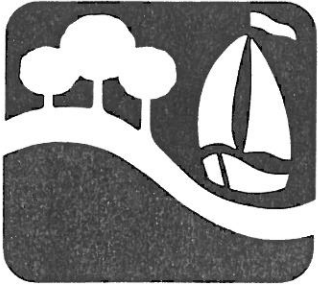
Case No. PZ 92-41-Replat/Z

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

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

1. *Decreases population density*
- 2.
- 3.

Signature *[Handwritten Signature]*
Address *5564 - Cananda Ct*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

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

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

1. Larger Lot Sizes w/ fewer homes

2.

3.

Signature Clarice Whitlont

Address 5622 Cambria



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

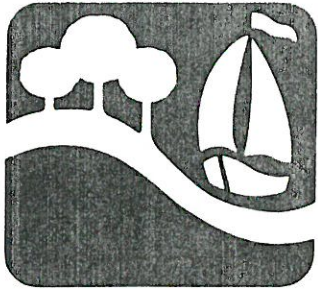
Case No. PZ 92-41-Replat/Z

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

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

1. It should increase property values.
- 2.
- 3.

Signature Edward J. [unclear]
Address 319 Columbia Drive



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

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

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

1. Opposed to change we are not informed about
- 2.
- 3.

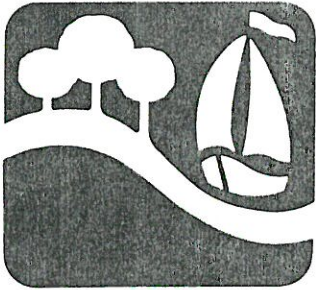
DAVID BEREND
12345 Lindwood Rd.
Dallas, TX 75244

Jesuit College Prop
landlord

Signature by David Berend, Bus Admin

Address 103 Chandlers Landing

11/5/92



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

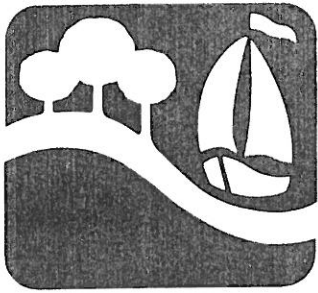
Case No. PZ 92-41-Replat/Z

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

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

1. Opposed to change we are not informed about
- 2.
- 3.

Jesuit College Prep.
Landlord
by
Signature David C. Berens
Address 275 Chandlers Landing
11/5/92



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

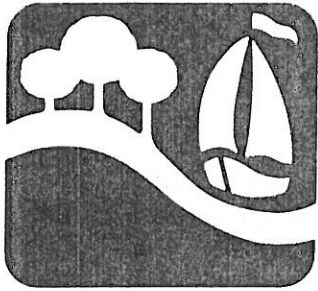
I am in favor of the request for the reasons listed below ✓

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

- 1.
- 2.
- 3.

Signature Alh K...

Address 2323 Bryan Street, LB #135
Dallas, Texas 75201



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

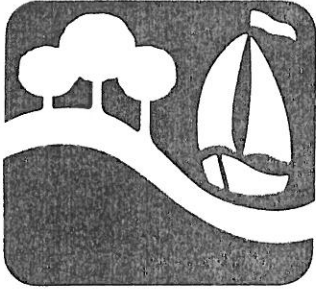
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature *John Brown*

Address 2323 Bryan Street, LB #135
Dallas, Texas 75201



CITY OF ROCKWALL
"THE NEW HORIZON"

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/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 *Dr. Mrs. S.R. Newman*
Address *13 Bishopid Circle*



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

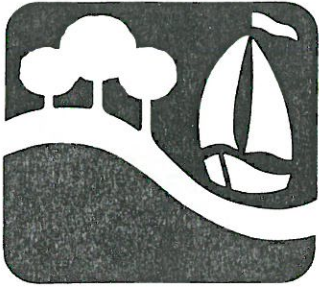
Case No. PZ 92-41-Replat/Z

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. Smaller house density is good
- 2.
- 3.

Signature Mary Ellen Williams
Address 212 Sovereign Ct



CITY OF ROCKWALL
"THE NEW HORIZON"

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Hilda Crangle
City Secretary

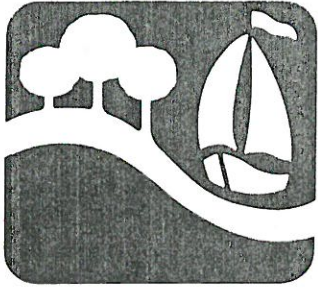
Case No. PZ 92-41-Replat/Z

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
2. quicker sales of nearby lots.
3. _____

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



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

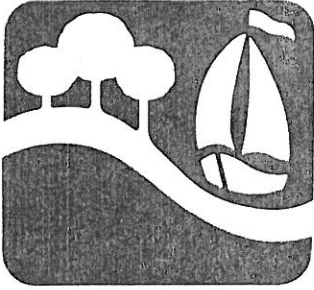
Case No. PZ 92-41-Replat/Z

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 *July R. Enrick*
Address 5904 SCEPTRE DR.



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

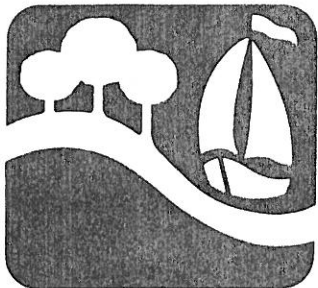
Case No. PZ 92-41-Replat/Z

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. *sounds good to me*
- 2.
- 3.

Signature *Patricia P. de O'Brien*
Address *104 Aurora Circle*



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

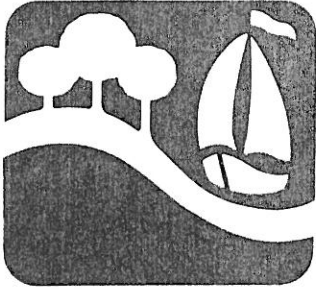
I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. Less Townhouses - Higher Value Homes
- 2.
- 3.

Signature M. M. M.

Address 104 VALKYRIE PLACE
Rockwall, TX 75087



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

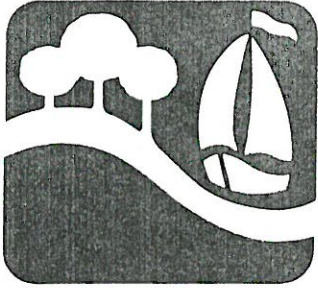
Case No. PZ 92-41-Replat/Z

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 Paul J. Rebs
Address 5710 Southern Cross



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

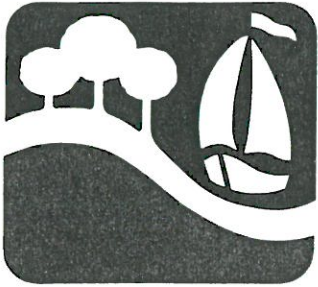
Case No. PZ 92-41-Replat/Z

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

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

1. Fewer houses are better!
- 2.
- 3.

Signature Mrs. & Mrs. Ralph Langer
Address 606 Severidge Ct.



CITY OF ROCKWALL

"THE NEW HORIZON"

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Hilda Crangle
City Secretary

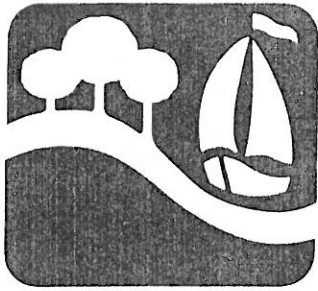
Case No. PZ 92-41-Replat/Z

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 feel it adds higher value to our neighborhood*
2. *The lots are much too pretty to use for townhome*
- 3.

Signature Steve & Luann Wagner
Address 1202 Volunteer Place
Rockwall, TX 75087
771-1778
771-3022



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

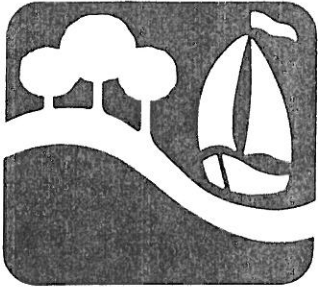
Case No. PZ 92-41-Replat/Z

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 Wesley Groves
Address 7317 Breaninus Dr,
Mesa, Tx. 75214



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/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 [Handwritten Signature]
Address 7317 BREXINGHAM DR.
DREWS, TX. 75217

Case No. PZ 92-41-Replat/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 value to less large S/F homes*
- 2.
- 3.

John E. + Shelli Miller

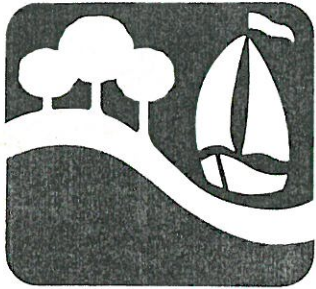
Signature *Shelli Miller*

Address *Lot 12 Constellation*

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



CITY OF ROCKWALL

"THE NEW HORIZON"

REVISED PUBLIC NOTICE

(Please note correction to previously mailed notice regarding legal description.)

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 12, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 16, 1992 at 7:00 p.m. to consider approval of a request from C.B.N. Development Corporation for an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements, and replat of Chandlers Landing, Phase 18, ~~Section 2~~ Section 1, Block A, Lots 11-15. This replat will reduce the number of lots from five to three lots. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Howard M. Bacon

Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

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

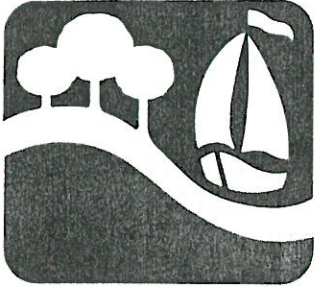
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____

RECEIVED
NOV 10 1992



CITY OF ROCKWALL

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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/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. REDUCED DENSITY
- 2.
- 3.

Signature [Handwritten Signature]
Address 272 CHANDLER DR.



CITY OF ROCKWALL
"THE NEW HORIZON"

REVISED
PUBLIC NOTICE

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Hilda Crangle
City Secretary

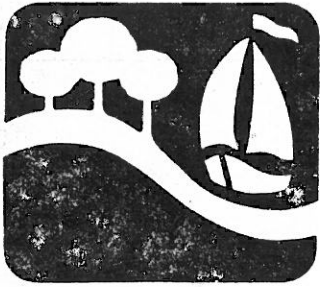
Case No. PZ 92-41-Replat/Z

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

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

1. Fewer houses is better.
- 2.
- 3.

Signature Mr. & Mrs. Ralph Langer
Address 606 Severign Ct.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 12, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 16, 1992 at 7:00 p.m. to consider approval of a request from C.B.N. Development Corporation for an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements, and replat of Chandlers Landing, Phase 18, Section 2, Block A, Lots 11-15. This replat will reduce the number of lots from five to three lots. 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 92-41-Replat/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.

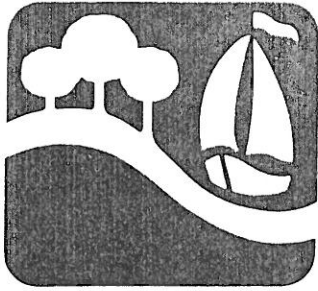
2.

3.

Sam Wz
PRESIDENT

Signature WAY CO DEVELOPMENT

Address 3401 E. Kiest Blvd
Dallas, TX 75205



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Hilda Crangle
City Secretary

Case No. PZ 92-41-Replat/Z

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

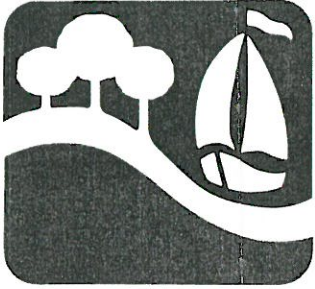
I am opposed to the request for the reasons listed below

- 1.
- 2.
- 3.

Signature Dale & Kathryn General

Address 327 Valiant
Rockwall, TX. 75087

please note our new address. You've been sending mail to our old residence. Thank you!



CITY OF ROCKWALL
"THE NEW HORIZON"

REVISED
PUBLIC NOTICE

(Please note correction to previously mailed notice regarding legal description.)

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 12, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, November 16, 1992 at 7:00 p.m. to consider approval of a request from C.B.N. Development Corporation for an amendment to PD-8, Chandlers Landing to change the land use designation from town house to single family detached, approval of area requirements, and replat of Chandlers Landing, Phase 18, Section 2 Section 1, Block A, Lots 11-15. This replat will reduce the number of lots from five to three lots. 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 Crumple
City Secretary

Emily M. Mizell

Case No. PZ 92-41-Replat/Z

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

I am opposed to the request for the reasons listed below

1. Less density makes for a more desirable living situation.
- 2.
- 3.

Signature Emily M. Mizell
Address 232 Sovereign Ct