

94-21-PP

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 8-19-94

Name of Proposed Subdivision The Sanctuary At Chandlers Landing

Name of Subdivider Neil Jones

Address 5574 Canado Court, Rockwall, Texas 75087 Phone 771-6221

Owner of Record Larry Ward

Address Phone 771-9001

Name of Land Planner/Surveyor/Engineer Harold L. Evans

Address 2331 Gus Thomasson Road Suite 102 Phone 328-8133

Total Acreage 1.0870 Acres Dallas, Texas 75228 Current Zoning PD-B Single Family

No. of Lots/Units 3

Signed [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Table with 2 columns: Provided or Shown On Plat, Not Applicable. Rows A-D: Vicinity map, Subdivision Name, Name of record owner, subdivision, land planner/engineer, Date of plat preparation, scale and north point.

II. Subject Property

- |                 |          |    |   |
|-----------------|----------|----|---|
| <u>✓</u>        | _____    | A. | Subdivision boundary lines  |
| <u>✓</u>        | _____    | B. | Identification of each lot and block by number or letter  |
| <u>✓</u>        | _____    | C. | Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization |
| <u>✓</u>        | _____    | D. | Proposed land uses, and existing and proposed zoning categories   |
| <u>✓</u>        | _____    | E. | Approximate acreage   |
| <u>✓</u>        | _____    | F. | Typical lot size; lot layout; smallest lot area; number of lots   |
| <u>✓</u> (NONE) | _____    | G. | Building set-back lines adjacent to street  |
| _____           | <u>✓</u> | H. | Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable  |
| _____           | <u>✓</u> | I. | Location of City Limit lines, contiguous or within plat area  |
| <u>✓</u>        | _____    | J. | Location and sizes of existing utilities  |
| <u>✓</u>        | _____    | K. | Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction   |

Included On  
Previous Plat - This  
is A Replat

III. Surrounding Area

✓ \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

✓ \_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

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

File No. 94-21-PP

Date 8/19/94

Fee \$ 215.00

Receipt No. 032353

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

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.)1

LOT 21 IN REPLAT OF PART OF CHANDLER'S LANDING  
PHASE 17 (RECORDED CABINET 'B' PG. 251-253

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

PD 8 - SINGLE FAMILY District Classification to

PD 8 - TOWNHOUSE 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 \_\_\_\_\_ 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 [Signature]



Preliminary Plat

CITY OF ROCKWALL  
"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

No 032353

(214) 771-7700

Cash Receipt

Name Neal Jones Date 8/22/94

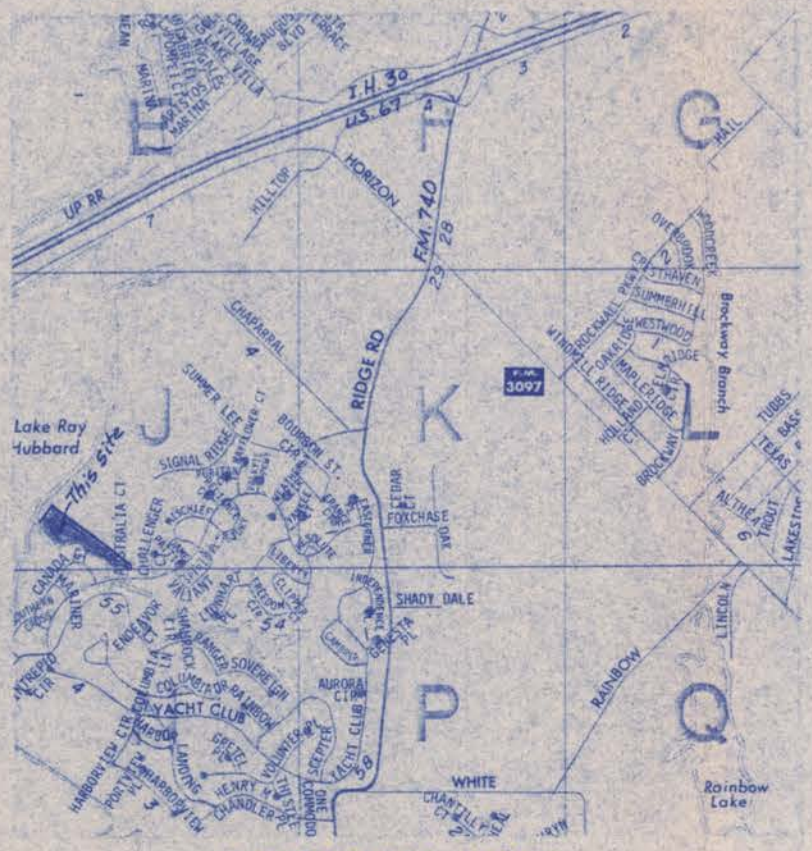
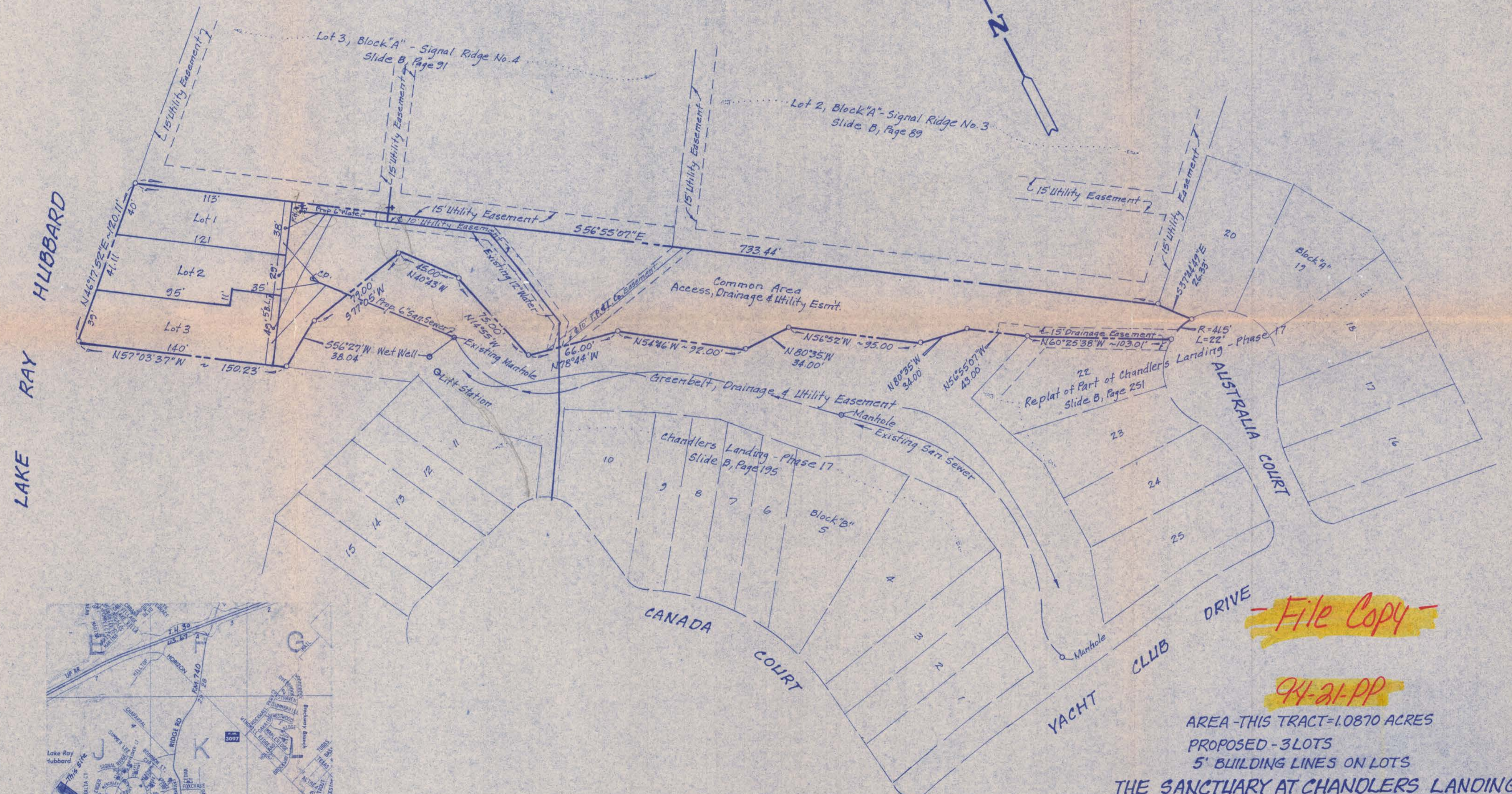
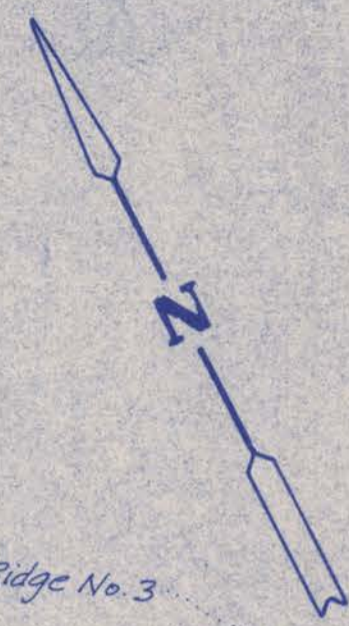
Mailing Address \_\_\_\_\_

Job Address Lot 21 Phase 17 Permit No. \_\_\_\_\_

Check  1978 Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	215-	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN		215-	TOTAL OF COLUMN		
TOTAL DUE		215-	Received by		<u>DG</u>

SPY of Lake Hill  
Cotton Hill  
Cabanas



LOCATION MAP  
Scale: 1"=2,000'

**- File Copy -**

**94-21-PP**

AREA-THIS TRACT-1.0870 ACRES  
PROPOSED-3 LOTS  
5' BUILDING LINES ON LOTS

**THE SANCTUARY AT CHANDLERS LANDING**

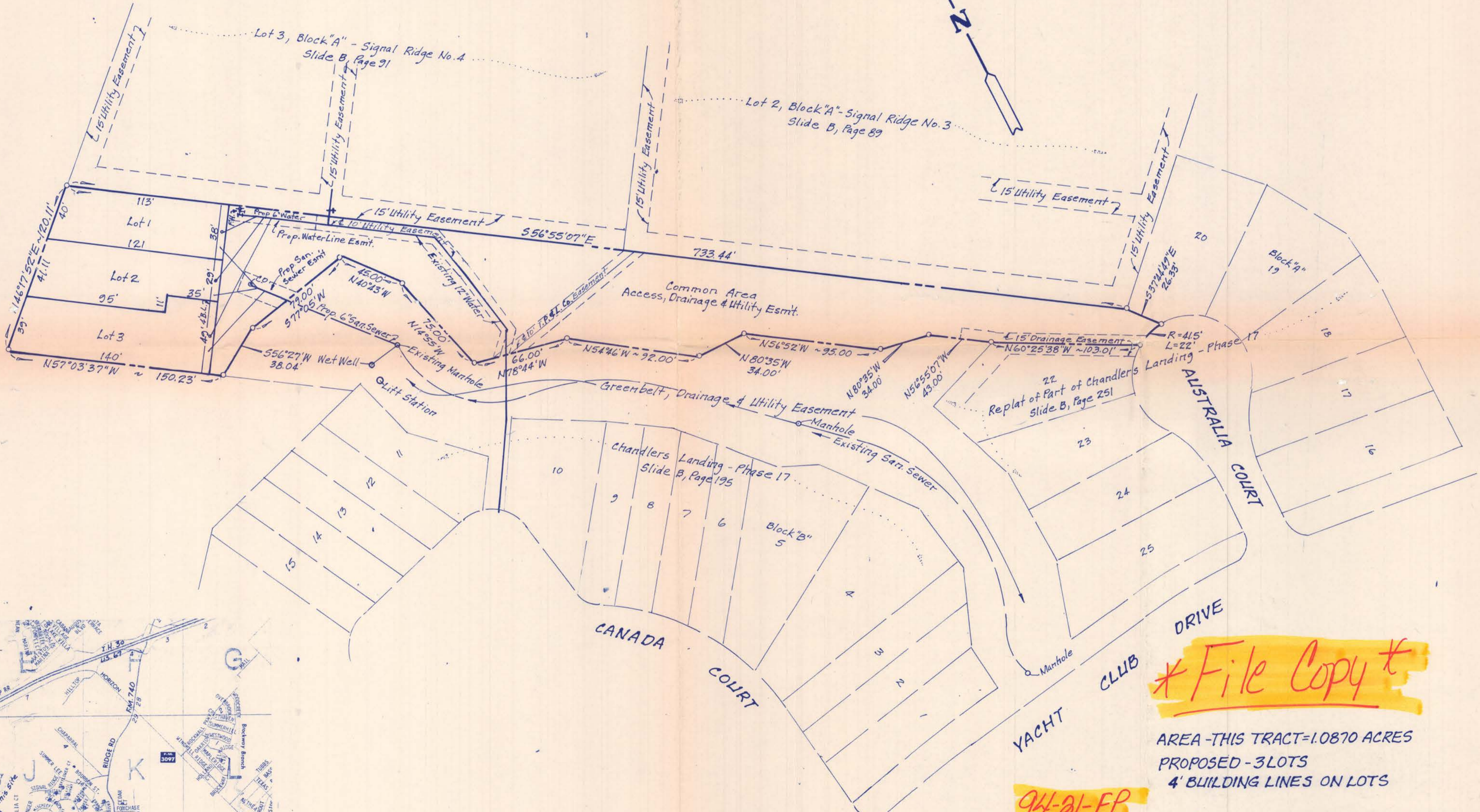
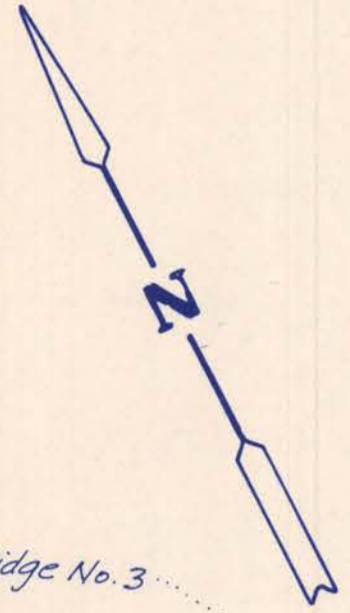
**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	8-19-94	94131

Larry Ward ~ Owner  
Telephone No. 771-9001

**PRELIMINARY PLAT**  
REPLAT OF LOT 21, BLOCK A-CHANDLERS LANDING PHASE 17  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

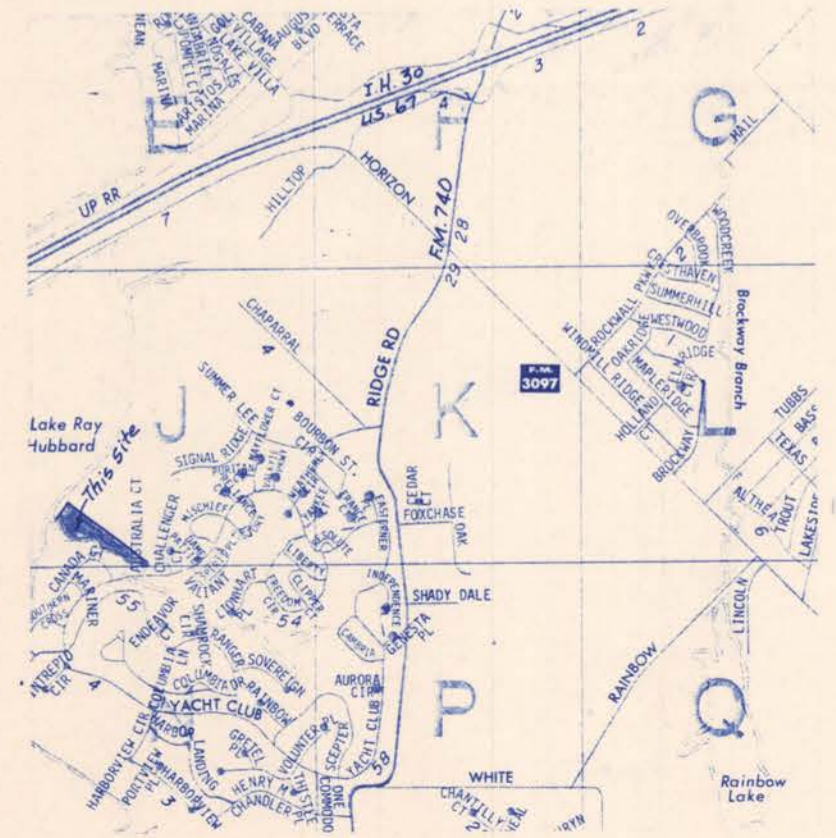
LAKE RAY HUBBARD



**\*File Copy\***

AREA - THIS TRACT = 1.0870 ACRES  
PROPOSED - 3 LOTS  
4' BUILDING LINES ON LOTS

94-21-FP



LOCATION MAP  
Scale: 1" = 2,000'

Larry Ward ~ Owner  
Telephone No. 771-9001

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1" = 50'	8-19-94	94131

THE SANCTUARY AT CHANDLERS LANDING		
REPLAT OF LOT 21, BLOCK A - CHANDLERS LANDING PHASE 17		
E. TEAL SURVEY, ABSTRACT NO. 207		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Larry Ward is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lot 21, Block A, of Replat of Part of Chandelers landing, Phase 17, an addition to the City of Rockwall, recorded in Cabinet B, Page 251, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the City of Dallas Takeline for Lake Ray Hubbard at the North corner of said Lot 21 and at the West corner of Signal Ridge No. 4, an addition to the City of Rockwall recorded in Cabinet B, Page 91, Plat Records, Rockwall County, Texas;

THENCE: South 57° 24' 37" East a distance of 733.44 feet with the Northeast line of said Lot 21 to a 1/2" iron rod found at the South corner of Signal Ridge No. 3, an addition to the City of Rockwall recorded in Cabinet B, Page 89, Plat Records, Rockwall County, Texas;

THENCE: South 38° 14' 19" East distance of 26.33 feet to a 1/2" iron rod set on the North line of Australia Court, a cul-de-sac, said point being on a curve to the left having a central angle of 30° 22' 25", a radius of 41.50 feet, and a chord that bears South 70° 14' 00" West a distance of 21.74 feet;

THENCE: Along said curve and with said North line an arc distance of 22.00 feet to a 1/2" iron rod set at the East corner of Lot 22 of said Block A;

THENCE: North 60° 55' 08" West a distance of 103.01 feet to a 1/2" iron rod set at the North corner of said Lot 22;

THENCE: Along the Northeast lines of the Greenbelt and Utility Easement between Block A and Block B of said Addition as follows:

North 57° 24' 37" West a distance of 43.00 feet to a 1/2" iron rod set for a corner;

North 81° 04' 30" West a distance of 34.00 feet to a 1/2" iron rod set for a corner;

North 57° 21' 30" West a distance of 95.00 feet to a 1/2" iron rod set for a corner;

South 86° 13' 30" West a distance of 35.00 feet to a 1/2" iron rod set for a corner;

North 55° 15' 30" West a distance of 92.00 feet to a 1/2" iron rod set for a corner;

North 79° 13' 30" West a distance of 66.00 feet to a 1/2" iron rod set for a corner;

North 15° 24' 30" West a distance of 75.00 feet to a 1/2" iron rod set for a corner;

North 41° 12' 30" West a distance of 45.00 feet to a 1/2" iron rod set for a corner;

South 76° 35' 30" West a distance of 79.00 feet to a 1/2" iron rod set for a corner;

South 55° 57' 30" West a distance of 38.04 feet to a 1/2" iron rod set for a corner on the previously mentioned City of Dallas Takeline for Lake Ray Hubbard;

THENCE: North 57° 33' 07" West a distance of 150.23 feet with said Takeline to a City of Dallas concrete monument found at the West corner of said Lot 21;

THENCE: North 45° 48' 22" East a distance of 120.11 feet continuing with said Takeline to the POINT of BEGINNING and containing 47,350 square feet, or 1.0870 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Larry Ward is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as The Sanctuary, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction maintenance, or efficiency of their respective system on any of these easements strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining and wither adding to or removing all or part of this respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the acutal installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at \_\_\_\_\_, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

BY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1994, by \_\_\_\_\_

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 \_\_\_\_\_, 1994, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: \_\_\_\_\_

APPROVED

DATE: \_\_\_\_\_

Chairman Planning & Zoning Commission

I hereby certify that the above and foregoing plat of The Sanctuary, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

*File Copy*

Mayor, City of Rockwall

City Secretary, City of Rockwall

*94-21-FP*

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28365  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
	9/27/94	94131

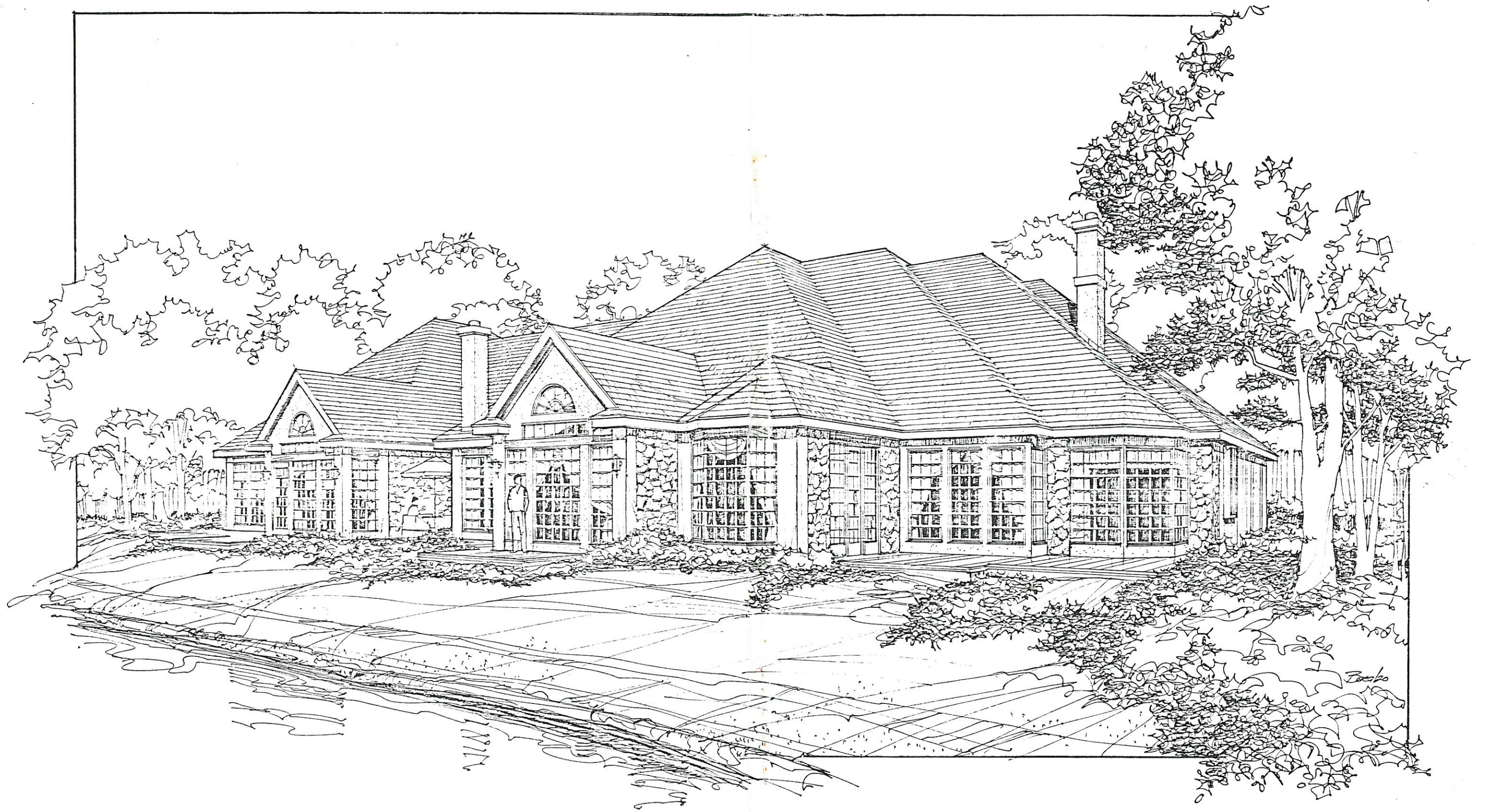
**THE SANCTUARY AT  
CHANDLERS LANDING**

E. TEAL SURVEY, ABSTRACT NO. 207

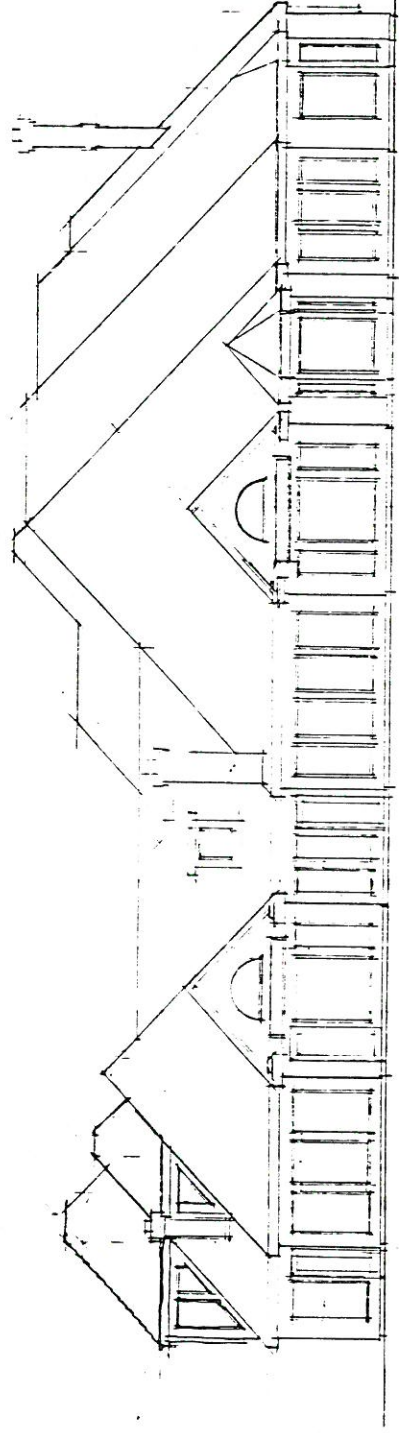
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LARRY WARD  
(214) 771-9001

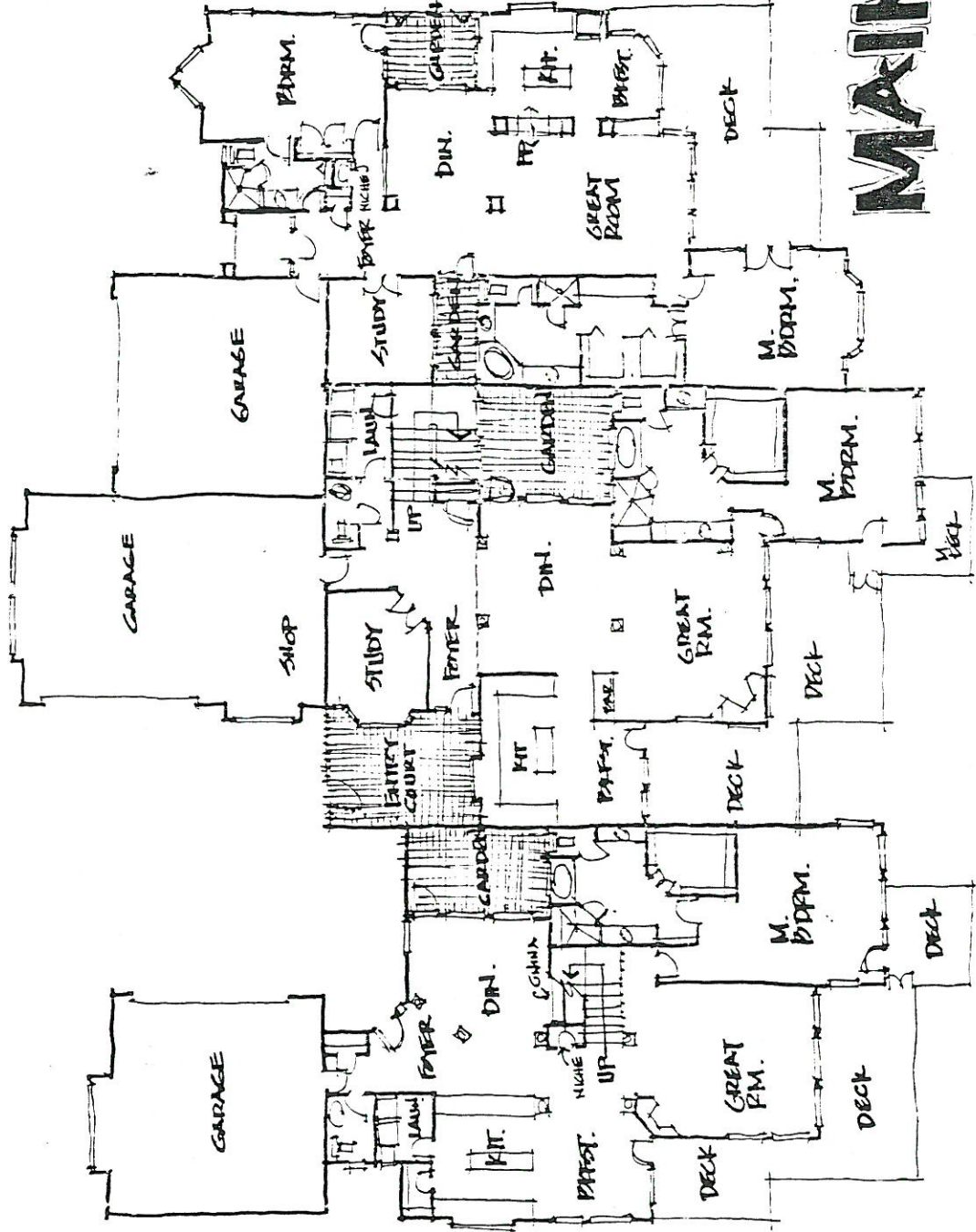




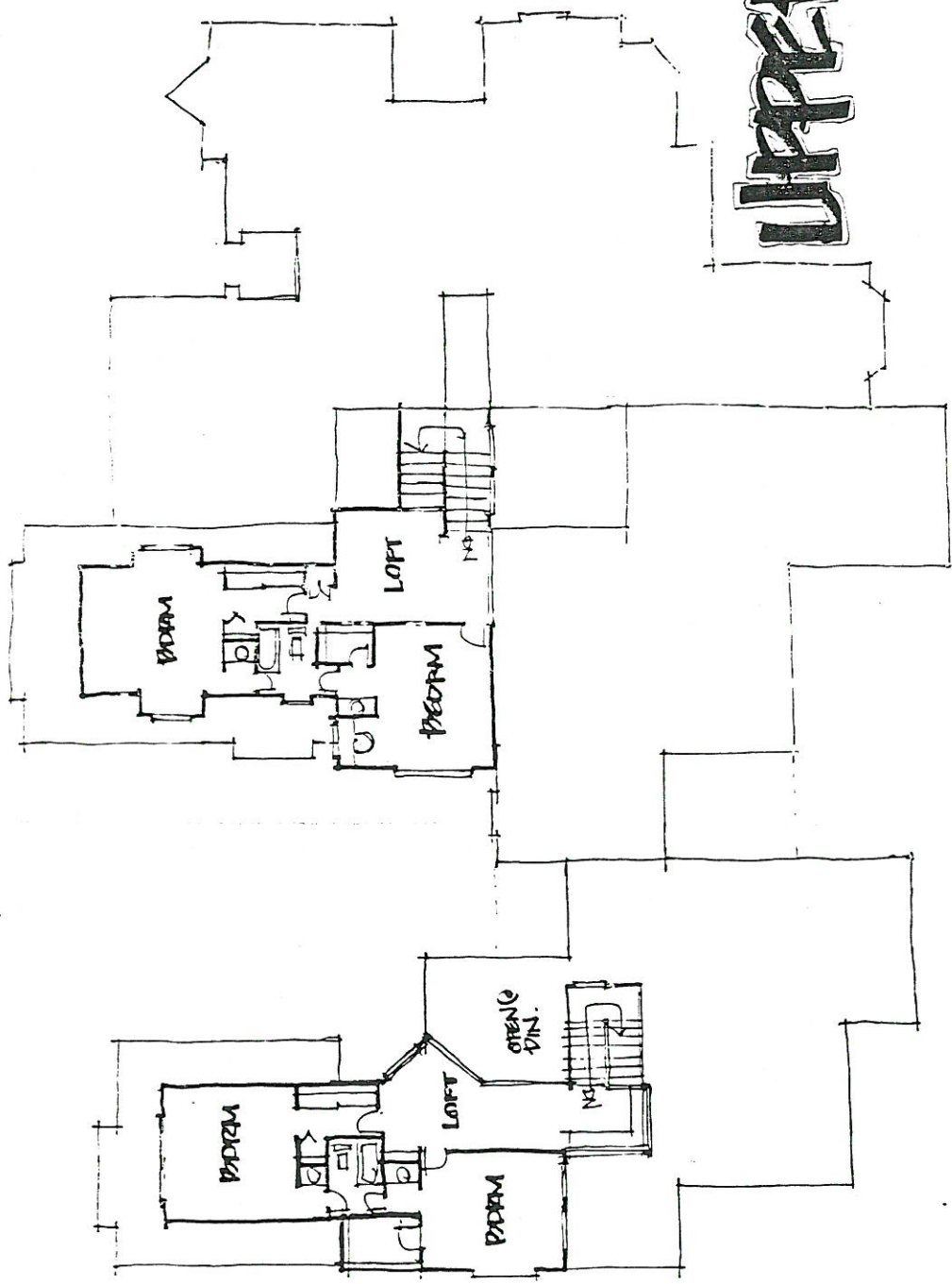
94-21-PF



REAR ELEVATION



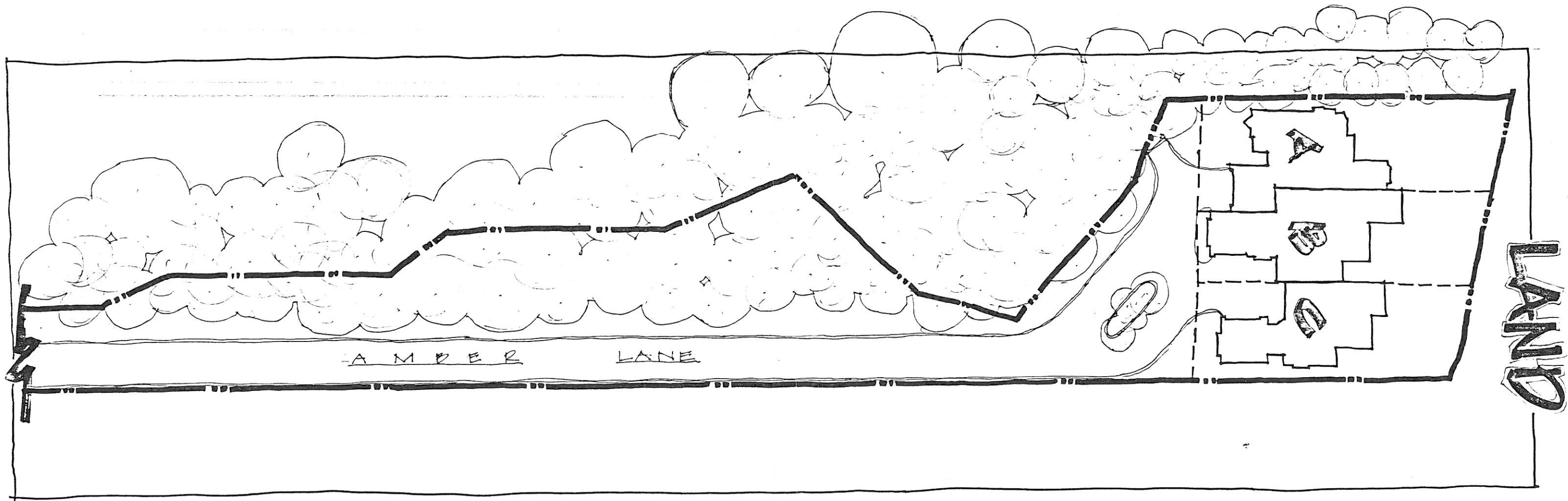
MAIN LEVEL



UPPER LEVEL

"THE SANCTUARY"

94-21-PP



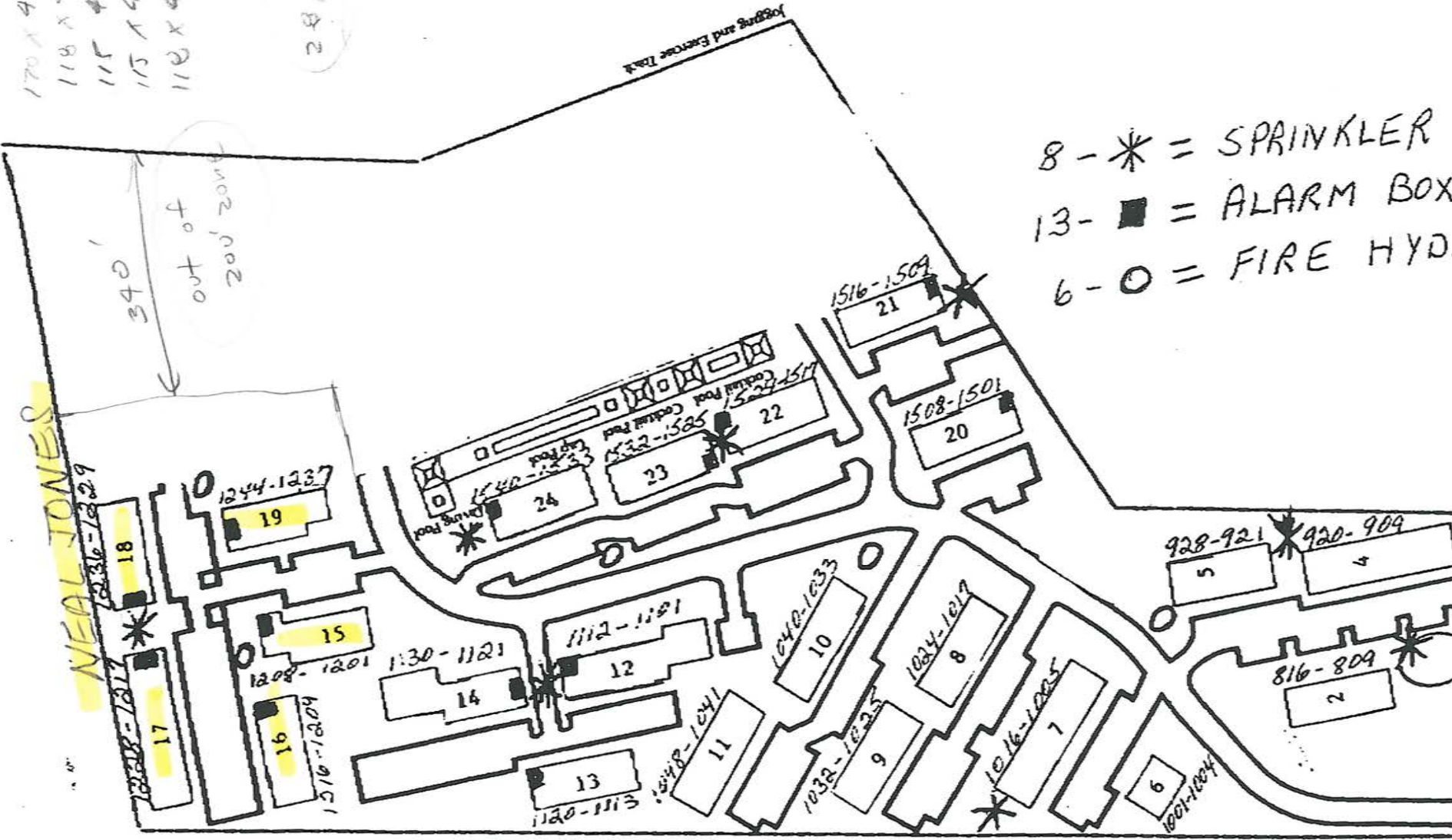
AMBER LANE

AMBER LANE

94-21-Z

To: Bill Curry

Site Plan



- 8 - \* = SPRINKLER
- 13 - ■ = ALARM BOX
- 6 - ○ = FIRE HYD.

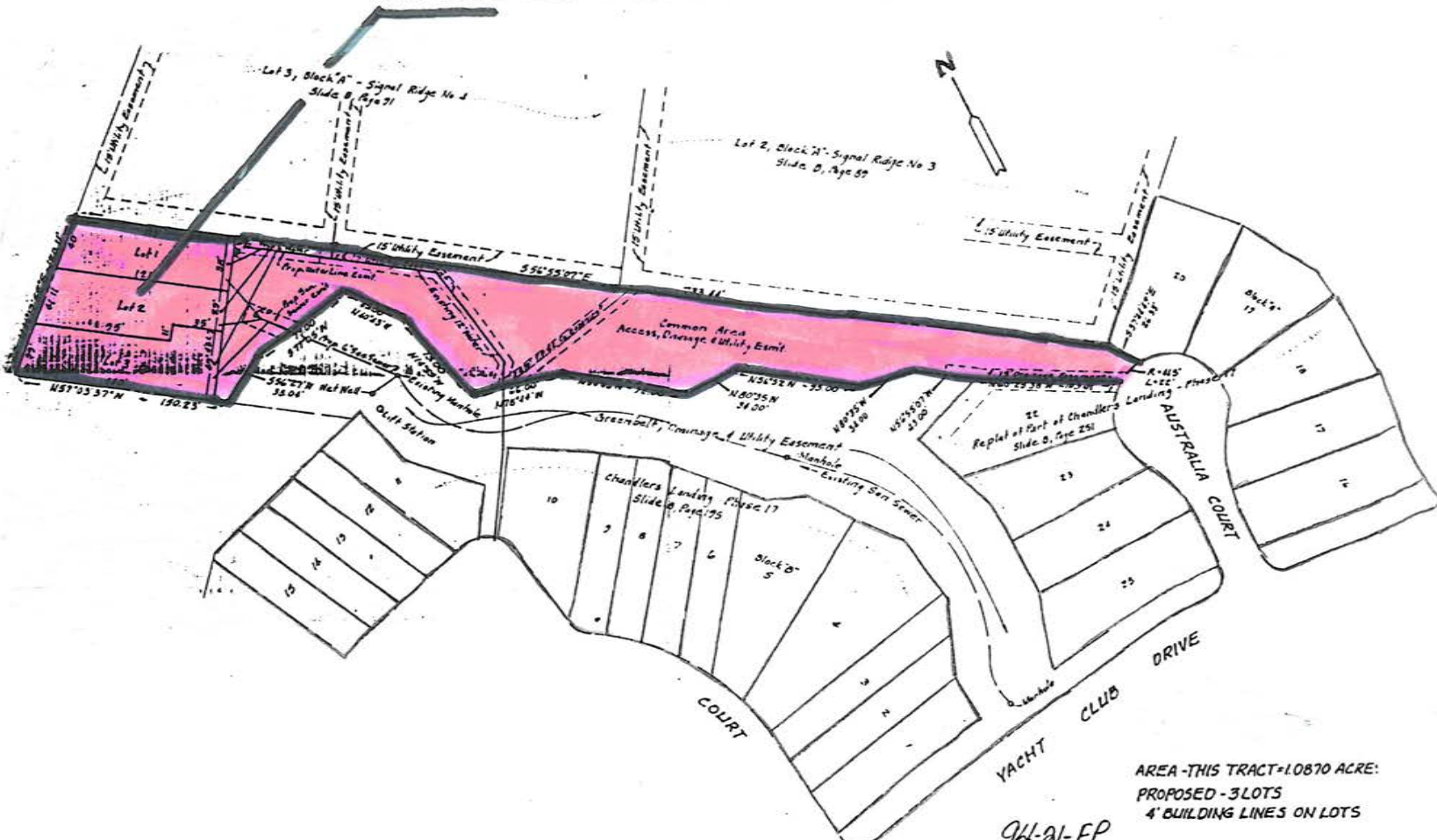
170 X 45 = 7650  
 118 X 45 = 5310  
 115 X 45 = 5175  
 115 X 45 = 5175  
 110 X 45 = 5010

28,620 sf

Lake Ray Hubbard

LAKE RAY HUBBARD

TOWN HOMES WILL BE LOCATED IN THIS AREA



AREA - THIS TRACT = 1.0870 ACRE:  
PROPOSED - 3 LOTS  
4' BUILDING LINES ON LOTS

94-21-FP

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 02 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>THE SANCTUARY AT CHANDLER</b> REPLAT OF LOT 21, BLOCK A - CHANDLERS LANE E. TEAL SURVEY, ABSTRACT NO. 2
SCALE	DATE	JOB NO.	



August 18, 1994

Mr. Neal Jones  
5574 Canada Court  
Rockwall, Tx 75087

Re: Lot 21, Block A, Phase 17, on Australia Court  
The "Sanctuary" Development

Dear Mr. Jones:

The Environmental Committee and Board of Directors have reviewed your proposed re-zoning and development of the aforementioned property.

Based on your preliminary presentation, we feel this development will be an asset to the Community and neither governing body has an objection to this proposal.

Please let me know if you have any further questions.

Sincerely,

Gary E. Josephson  
General Manager

GEJ/br

Tipton Fox  
226-1996

Notify to everyone  
in PD for Replat  
Legal is only  
lot & Blk  
& phase

**AGENDA  
PLANNING & ZONING COMMISSION WORK SESSION  
205 W RUSK  
AUGUST 25, 1994  
7:00 P.M.**

Public Notices  
See Julie

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

**93-51-FP** A request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.

**94-11-FP** A request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.

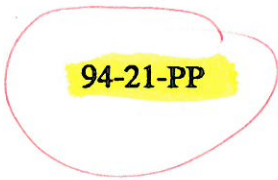
**94-16-PP/Z** A request from Homeplace for a Preliminary Plat and an Amendment to PD-3 changing the Land Use from MF and C to SF-10 and zoning change from A to PD-3 for Random Oaks at the Shores

**94-17-FP** A request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition

**94-18-PP** A request from Whittle Development for an amendment to PD-5 changing the Land Use from GR to SF-6 and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

**94-19-CUP** A request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad

**94-20-RP** A request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White



**94-21-PP** A request from Neil Jones for a Preliminary Plat for the Sanctuary At Chandlers Landing

**III. ADJOURNMENT**

PZ-93-27-PP

Planning and Zoning Agenda

Agenda Date: October 13, 1994

Agenda Item: 94-21-PP/Z A request from Neal Jones for an amendment to PD-8 Single Family to PD-8 Townhouse for Lot 21, Block A of Phase 17 of the Chandlers Landing subdivision and a Final Plat/Replat of the Sanctuary at Chandlers Landing.

Applicant: Neal Jones

Action Needed: Hold Public Hearing, Discuss and Consider Recommendations to approve a Final Plat.

Background Information: The applicant is requesting to amend PD-8 zoning specifically for Lot 21, Block A, of Chandlers Landing Phase 17. The applicant is also submitting a Final Plat/Replat of the subject lot for approval. Lot 21, Block A, of Phase 17 is currently zoned for single family residential. The lot size is 1.087 acres and is located adjacent to the boundary line of the Chandlers Landing subdivision and the Signal Ridge Development (PD-15). PD-15 is currently zoned condominiums with a density of 12.6 units per acre. The applicant is proposing to build a total of 3 townhome with (a triplex configuration) along the lake front with access to development from Australia Court. The lot is separated from the remained of Phase 17 by a combination greenbelt, drainage, and



## Planning and Zoning Agenda

**Agenda Date:**

October 13, 1994

**Agenda Item:**

93-27-PP Discuss and Consider recommendations for approval of a request from Whittle Development for a preliminary Plat for Fox Chase Phase IV located east of FM-740 and north of Shadydale Lane.

**Applicant:**

Whittle Development Inc.

**Action Needed:**

Discuss and Consider approval of a preliminary Plat

**Background Information:**

The applicant plans to develop a total of 14.7 acres within PD-9. The minimum lot size is 10,000 square feet with 39 residential lots being proposed. This phase is a continuation of the Fox Chase concept plan. The Park Board has reviewed this proposed phase of Fox Chase and has recommended the applicant provide a 1 acre temporary recreation site to be used by the City until the permanent site adjacent to the lake is dedicated in the future. The location of the site is to be determined by the Park Board and the applicant.

**Recommendations:**

Staff recommends approval of the preliminary plat provided the following conditions are met;

1. The applicant is to submit a phasing plan for the entirety of the Fox Chase Development.
2. The applicant's engineer is to revise the utility layout indicating the segment of the existing sanitary sewer main to be abandoned.
3. The applicant is to provide a 1 acre temporary park recreation area to be used by the City until the permanent park site is dedicated to the City. The site location will be determined by the Park Board and applicant.

Planning and Zoning Meeting Minutes  
October 13,1994

3

6

**I. CALL TO ORDER**

9

The meeting was called to order by Pat Friend at 7:00 p.m with the following members present; Terry Raulston, Ross Ramsay, Art Ruff, David Hairston, and Van Ewing. Ginger Baugh was absent.

12

**II. APPROVAL OF MINUTES FROM THE SEPTEMBER 8th AND 29th MEETINGS**

15

Mr.Ewing made a motion to approve the minutes from the September 8th meeting with one correction. Mr.Raulston seconded the motion. The motion was voted on and passed 5 to 0. Mr.Friend abstained.

18

21

Mr. Ruff made a motion to approve the minutes from the September 29,1994 meeting. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

24

**III. PUBLIC HEARING**

27

94-22-CUP Hold Public Hearing and Consider Recommending Approval of a request from Oona Gaston for an amendment to the Conditional Use Permit to allow outside display, sales and service of recreational vehicles on a 5 acre tract of land located at 1530 I-30.

30

Mr.Douphrate outlined the request and recommended approval with several conditions.

33

Mr.Friend opened the public hearing.

36

Oona Gaston, applicant asked that the commission approve the request.

39

Mr.Friend closed the public hearing.

42

After much discussion, Mr.Ruff made a motion to approve the request with the following conditions;

The uses in the current CUP ordinance be replaced with the new use which will be the outdoors display, sales, service and storage of recreational vehicles.

The CUP will expire at the same date as the paving variance stipulation that the applicant may petition the Planning and Zoning at the conclusion of the time period for an extension.

The stored recreational vehicles for paid storage are to be located at the rear of the property and placed behind a line parallel to the rear building wall.

All other stipulations of the original CUP shall apply.

Mr.Ewing seconded the motion. The motion was voted on and passed unanimously.

94-21-PP/Z Hold Public Hearing and Consider Recommending Approval of a Request from Neal Jones for an amendment to PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary At Chandlers Landing.

Mr.Friend opened the public hearing.

Neal Jones, applicant addressed the Commission requesting approval of the amendment.

Cynthia Sea, 5516 Canada Court addressed the Commission stating she was opposed to the request.

Mr.Friend closed the public hearing.

Mr.Douphrate outlined the request recommending approval of the request.

After much discussion Mr.Ewing made a motion to approve the request with the following conditions;

The applicant is to show the 100 year flood plain delineation on the plat. The finished floor elevation of the triplex is to be a minimum of 2 feet above the 100 year base flood elevation.

Label the common area as Lot 4

Lot 4 is to be dedicated to Chandlers Landing and the Homeowners Association.

Mr. Ramsay seconded the motion. The motion was voted on and passed 5 to 1.

94-24-PP/CUP Hold Public Hearing and Consider Recommending Approval of a request from Brinker International for a Site Plan, Preliminary Plat, and Conditional Use Permit for a 1.433 acre located at east I-30 service road and east of FM-740.

Mr. Ewing removed himself from the public hearing stating conflict of interest.

Mr.Douphrate outlined the request recommending approval.

3 Mr.Friend opened the public hearing.

Gerg Clemco, applicant addressed the Commission asking for approval of the request.

6 Mr.Friend closed the public hearing.

9 After much discussion Mr.Ruff made a motion to approve the request from Brinker International for a Site Plan, Preliminary Plat, and Conditional Use Permit for a 1.433 acre located at east I-30 service road and east of FM-740.

12 Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

15 94-25-RP Hold Public Hearing and Consider Recommending Approval of a request from Robert Stark for a Replat of 6 lots located at Tyler and Denison Street.

18 Mr. Douphrate outlined the request recommending approval of the request.

Mr.Friend opened the public hearing.

21 Robert Stark, applicant addressed the Commission asking for approval of the request.

24 Mr.Friend closed the public hearing.

27 After much discussion Mr.Ramsay made a motion to approve the request from Robert Stark for a Replat of 6 lots located at Tyler and Denison Street with the following conditions;

30 The applicant is to provide a 20' building setback along Star and Tyler street.

The applicant is to show the boundary of the existing 1.18 acre replat adjacent to the proposed .901 acre tract of land.

33 Mr.Hairston seconded the motion. The motion was voted on and passed unanimously.

36 **IV. SITE PLANS/PLATS**

39 PZ-94-23-FP/SP Discuss and consider recommending approval of a request from American National Bank for a site plan and final plat of lot 1, block 1 of the Steger Retail addition.

42 Mr.Douphrate outlined the request recommending approval with several conditions.

Mr.Chris Cronin, applicant addressed the Commission asking for approval of the request.

3 Mr.Ewing made a motion to approve the request from American National Bank for a site plan and final plat of lot 1, block 1 of the Steger Retail addition with the following conditions;

6 The misspellings in the legal description are to corrected.

The applicant is to screen the transformer, air conditioning units, and the trash dumpster.

9 The trash dumpster is to be relocated to the rear of the property.

12 The applicant is to submit a landscaping plan for review and approval.

Approval of the final plat is contingent upon final engineering review and approval.

15 Placement of a sidewalk along FM-3097 and FM-740.

18 Mr.Hairston seconded the motion. The motion was voted on and passed unanimously.

21 93-27-PP Discuss and Consider recommendations for approval of a request from Whittle Development for a preliminary Plat for Fox Chase Phase IV located east of FM-740 and north of Shadydale Lane.

24 Mr.Douphrate outlined the request and recommended approval of the

27 Mr.Whittle addressed the Commission asking for approval of the request.

30 Mr.Raulston made a motion to approve the request from Whittle Development for a preliminary Plat for Fox Chase Phase IV located east of FM-740 and north of Shadydale Lane with the following conditions;

33 The applicant is to submit a phasing plan for the entirety of the Fox Chase Development.

36 The applicant's engineer is to revise the utility layout indicating the segment of the existing sanitary sewer main to be abandoned.

39 The applicant is to provide a 1 acre temporary park recreation area to be used by the City until the permanent park site is dedicated to the City. The site location will be determined by the Park Board and applicant.

42 The applicant will be required to provide a left turn lane on FM-740 into the Fox Chase Development.

Mr.Ruff seconded the motion. The motion was voted on and passed unanimously.

3

**V. ADJOURNMENT**

6 There being no further business, the meeting was adjourned at 9:15 p.m.

9

ATTEST:

APPROVED:

12

\_\_\_\_\_  
Community Development Coordinator

\_\_\_\_\_  
Planning & Zoning Commission Chairman

15

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** October 17, 1994

**Agenda No.** V.C.

**Agenda Item:** **PZ 94-21-PP/Z** Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Neal Jones for an Amendment from PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary at Chandlers Landing and Take Any Necessary Action (1st reading)

**Item Generated By:** Applicant, Neal Jones

**Action Needed:**

**Background Information:**

**Attachments:**

1. Copy of P&Z Agenda Information
2. Copy of Ordinance

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM PD-8 SINGLE FAMILY TO PD-8 TOWNHOUSE, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-8 single family to PD-8 townhouse was submitted by Neal Jones on a 1.0870 acre tract of land; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described on Exhibit "A", attached hereto and made a part hereof.

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

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance



and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.

B. The property described on Exhibit "A", attached hereto, shall be used for a town house residential development and shall be regulated by the area requirements set forth in the SF-8 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Sq. Footage per Unit - 1,500 sq. ft.
2. Minimum Side Setback, internal lot - 5 feet

C. All development of this tract shall be in accordance with and regulated by the approved development plan, which shall be attached hereto and made a part hereof upon its final approval by the City Council.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

DULY PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
1994.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_

1st reading \_\_\_\_\_

2nd reading \_\_\_\_\_

WHEREAS, Larry Ward is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lot 21, Block A, of Replat of Part of Chandlers landing, Phase 17, an addition to the City of Rockwall, recorded in Cabinet B, Page 251, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the City of Dallas Takeline for Lake Ray Hubbard at the North corner of said Lot 21 and at the West corner of Signal Ridge No. 4, an addition to the City of Rockwall recorded in Cabinet B, Page 91, Plat Records, Rockwall County, Texas;

THENCE: South 57° 24' 37" East a distance of 733.44 feet with the Northeast line of said Lot 21 to a 1/2" iron rod found at the South corner of Signal Ridge No. 3, an addition to the City of Rockwall recorded in Cabinet B, Page 89, Plat Records, Rockwall County, Texas;

THENCE: South 38° 14' 19" East distance of 26.33 feet to a 1/2" iron rod set on the North line of Australia Court, a cul-de-sac, said point being on a curve to the left having a central angle of 30° 22' 25", a radius of 41.50 feet, and a chord that bears South 70° 14' 00" West a distance of 21.74 feet;

THENCE: Along said curve and with said North line an arc distance of 22.00 feet to a 1/2" iron rod set at the East corner of Lot 22 of said Block A;

THENCE: North 60° 55' 08" West a distance of 103.01 feet to a 1/2" iron rod set at the North corner of said Lot 22;

THENCE: Along the Northeast lines of the Greenbelt and Utility Easement between Block A and Block B of said Addition as follows:

North 57° 24' 37" West a distance of 43.00 feet to a 1/2" iron rod set for a corner;

North 81° 04' 30" West a distance of 34.00 feet to a 1/2" iron rod set for a corner;

North 57° 21' 30" West a distance of 95.00 feet to a 1/2" iron rod set for a corner;

South 86° 13' 30" West a distance of 35.00 feet to a 1/2" iron rod set for a corner;

North 55° 15' 30" West a distance of 92.00 feet to a 1/2" iron rod set for a corner;

North 79° 13' 30" West a distance of 66.00 feet to a 1/2" iron rod set for a corner;

North 15° 24' 30" West a distance of 75.00 feet to a 1/2" iron rod set for a corner;

North 41° 12' 30" West a distance of 45.00 feet to a 1/2" iron rod set for a corner;

South 76° 35' 30" West a distance of 79.00 feet to a 1/2" iron rod set for a corner;

South 55° 57' 30" West a distance of 38.04 feet to a 1/2" iron rod set for a corner on the previously mentioned City of Dallas Takeline for Lake Ray Hubbard:

THENCE: North 57° 33' 07" West a distance of 150.23 feet with said Takeline to a City of Dallas concrete monument found at the West corner of said Lot 21;

THENCE: North 45° 48' 22" East a distance of 120.11 feet continuing with said Takeline to the POINT of BEGINNING and containing 47,350 square feet, or 1.0870 acres of land.

# MINUTES OF THE ROCKWALL CITY COUNCIL OCTOBER 17, 1994

5

## Call to Order

10

Mayor Alma Williams called the meeting to order at 7:03 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, and Nell Welborn. George Hatfield was absent. Invocation and Pledge of Allegiance was lead by Nell Welborn.

## Consent Agenda

15

a) Approval of Minutes of October 3, 1994

20

b) PZ-94-16-PP/Z Consider Approval of Ordinance Granting a Request for Homeplace for an Amendment to "PD-3" changing the Land Use from "MF" and "C" to "SF-10" and SF-7.8" and a Zoning Change from "A" to "PD-3" SF10/SF7.8 for Random Oaks at the Shore (2nd reading)

### ORDINANCE NO. 94-35

25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCES NO. 80-33 AND 89-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, MULTIFAMILY AND GENERAL RETAIL TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-3, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS, PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

30

35

White motioned for approval of the consent agenda with corrections to the minutes. Pat Luby seconded. Caption was read by Julie Couch. The motion passed unanimously.

40

## Appointments/Plats/Plan/Public Hearing

Appointment with Planning and Zoning Commission Chairman

45

Pat Friend, Chairman of the Planning and Zoning Commission came forward and stated that he was available for questions as needed.

50 **PZ 94-22-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Oona Gaston for an Amendment to the Conditional Use Permit to allow Outside Display, Sales and Service of Recreational Vehicles on a 5 acre tract of land located at 1530 I-30 and Take Any Necessary Action (1st reading)**

55 Couch reviewed the request by Oona Gaston and outlined the history of the zoning on the property. Couch stated that Ms. Gaston now has another potential user of the property who would like to place a recreational vehicle sales, service and storage facility on the property. The Planning and Zoning Commission has recommended approval of the request with a several conditions. Included in the previously approved CUP was a temporary waiver to the parking lot standards to continue the gravel parking, which is exists on the site today, for a period of  
60 three years. The Commission recommended that the change be approved with the stipulation that the two remaining years on that waiver be continued and that the two existing uses that were granted previously, which included a mobile home sales facility and an auction facility, be deleted from the conditional use permit.

65 Williams opened the public hearing. Oona Gaston, 703 Robin Road, applicant came forward and presented tenants, Russell and Pat Frederick and Will, Ray and Greg Boots. She requested the Council to consider reinstating the two existing uses to allow more flexibility for the use of the property. Also, she requested to continue the three year extension since the use of the property has not yet been activated. Williams closed the public hearing.

70 Pat Friend commented on the Planning and Zoning Commissions recommendations. White requested clarification on the existing uses and whether or not it was the Planning and Zoning's recommendations to replace the conditional uses rather than to add additional uses. Mr. Friend commented that the Commission was concerned about continuing to roll over the three year extension. Ms. Gaston stated that she would like to continue the previous uses in addition to  
75 the new use. White requested information of Ms. Gaston's tenants regarding their intentions for the use of the property. White moved for approval of the request for the CUP with the following conditions: 1) that the uses outlined in the current conditional use ordinance are to be replaced with a new use which will be the outdoors display, sales, and storage of Recreational  
80 Vehicles, 2) that the conditional use permit including the waiver to the lot standards is to be limited to 3 years with the stipulation that the applicant may petition the Planning and Zoning Commission at the conclusion of the time period for an extension and 3) that the stored recreational vehicles are to be located at the rear of the property and placed behind a line parallel to the rear building wall. Seconded by Bob Wilson. Williams called for further  
85 discussion. Couch read caption. The motion passed unanimously.

**PZ 94-21-PP/Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Neal Jones for an Amendment from PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary at Chandlers Landing and Take Any Necessary**

Action (1st reading)

95 Luby excused himself from the council chamber due to a potential conflict of interest on the next  
item of action. Couch reviewed the request from Mr. Jones was for a lot located in Phase XVII  
of Chandlers Landing. Currently, the lot is designated for single family use for zero lot line.  
Couch stated that the property owner submitted an application to replat it into three townhouse  
lots. The lots themselves would be located towards the end of the lot along the lake front with  
the balance of the lot to be dedicated as greenbelt to Chandlers. The property owner proposes  
to construct a twenty foot fire lane which would provide access from the existing street to those  
lots. She stated that three property owners within 200 feet of the property had expressed  
100 opposition. Couch also indicated that a total of 54 property owners within the PD had registered  
their opposition, and twenty-six property owners registered in favor of the application.

Williams opened the public hearing. Applicant, Neal Jones, 5574 Canada Court, owner and  
105 developer came forward. Mr. Jones outlined his request and commented on a error in the public  
notice which referred to the property as the "Sanitary" instead of the "Sanctuary". Mr. Jones  
also commented on the graphical depiction of the area included with the notice and stated that  
the area circled appeared to be a much larger area than what was really involved. He stated that  
he believed people might have gathered that the development was going to be a large  
development of townhomes instead of just three. Ann and Hays Hettinger, 5576 Canada Court,  
110 came forward and stated their support. Bob Wilson requested that the notices be mailed again  
to the residents of the planned development to allow for the correction of the public documents.  
Pat Friend commented that only one person was present at the Planning and Zoning Commission  
meeting. Also, Mr. Friend commented that the Chandlers Landing homeowner's association had  
responded with their approval. There was considerable discussion among Councilmembers  
115 regarding the responses received and the level of understanding of the notice by the respondents.  
Williams closed the public hearing. Welborn requested clarifications regarding the greenbelt and  
tree line area separating the development from Signal Ridge. Pat Friend provided clarification.  
Morgan moved that the request be denied. White seconded the motion. Welborn requested  
information regarding the other homes on Canada Drive and whether or not they are all single  
120 family. Welborn stated that the area is not predominately single family. Williams commented  
that if there is some question the City can re-issue a very clear statement explaining what the  
request is and ask the areas residents to respond again. After concerns were raised regarding  
the understanding of the project by area residents and the responses received, Morgan withdrew  
his motion. Welborn made a motion that the request from Neal Jones be tabled and requested  
125 staff to send corrected notices with specific information and to schedule a public hearing for the  
second council meeting in November. White seconded the motion. The motion passed  
unanimously.

130 **PZ 94-24-PP/Z Hold Public Hearing and Consider Approval of a Request from Brinker  
International for a Conditional Use Permit and Approval of Site Plan and Preliminary Plat  
for a 1.433 acre located at east I-30 service road and east of FM-740 and Take Any  
Necessary Action (1st reading)**

135 Mr. Luby returned to the meeting. Couch commented that a preliminary plat and site plan had  
been submitted and these items had been reviewed by the Planning and Zoning Commission.  
Also, Couch stated that a public hearing is required to approve a conditional use permit for a  
structure that does not meet the structural requirements as forth in the zoning ordinance and also  
140 a conditional use permit for the operation of a private club. She stated that the Planning and  
Zoning Commission had recommended approval of the requests. Clarification was requested on  
signage and sprinkler requirements. Couch commented that they are not required to sprinkle the  
building under the building code. Couch stated that Brinker International does not propose to  
sprinkle the structure but does plan to construct an area separation wall to divide the structure.  
Williams opened the public hearing. Greg Clemco, representative of Brinker International, 6820  
LBJ Freeway came forward. Mr. Clemco indicated that he was available to answer any  
145 questions. Williams requested information regarding Brinker International's timeframe. Mr.  
Clemco stated that construction is planned to begin in January 1995 and that the facility should  
be completed by the summer. Welborn requested information regarding the type of lighting to  
be used for the parking lot. Mr. Clemco indicated that it would be a light standard that provides  
downlit lighting and would be shielded from the other properties as indicated on the siting and  
150 location plan. Williams closed the public hearing. Morgan moved that the request of the  
applicant be approved with the conditions as set forth by the Planning and Zoning Commission  
recommendations. Pat Luby seconded the motion. Couch read caption. The motion passed  
unanimously.

155 **PZ 94-25-RP Hold Public Hearing and Consider Approval of a Request from Robert Stark  
for a Replat of 6 lots located at Tyler and Denison Street and Take Any Necessary Action  
(1st reading)**

160 Couch commented that Mr. Stark was requesting a replat from six lots into four lots. Couch  
indicated that these lots were located in the older section of town and that the lots met all of the  
City's requirements. The Planning and Zoning Commission recommended that the applicant  
provide a 20 foot building setback along Star and Tyler street and that the applicant show the  
boundary of the existing 1.18 acre replat adjacent to the proposed .901 acre tract of land.  
Williams opened the public hearing. George Brockman and Patsy Brockman of 309 Star,  
165 owners of the land adjacent to the property, came forward. The Brockmans requested  
information pertaining to the size of the lots and the size of the dwellings. The applicant,  
Robert Stark, 205 Darkbrook came forward. Mr. Stark indicated that the size of the houses  
would be comparable to new housing and new type brick construction measuring between 1,300  
and 1,400 square feet. Mr. Stark stated housing of this size was more than equivalent for the  
170 neighborhood with the exception of the house located on the corner. Stark commented that the  
property had been surveyed and is correct. Welborn requested clarification regarding the size  
of the lots. Couch commented that the lots are zoned SF-7 and that the minimum required house  
size is 1,100 square feet. Luby requested information regarding the lot sizes of the surrounding  
area. Couch indicated that these lots are larger than what was originally platted. Williams  
175 closed the public hearing. White moved that the request be approved subject to the conditions  
recommended by the Planning and Zoning Commission. Morgan seconded. The motion passed  
unanimously.

**PZ 94-23-FP/SP Discuss and Consider a Request from American National Bank for a Site Plan/Final Plat being Lot 1, Block 1 of the Steger Retail Addition located on the northeast corner of FM-3097 and FM-740 and Take Any Necessary Action**

Couch commented that the property is located at the intersection FM-3097 and FM-740. Couch stated that the site plan was reviewed by Architectural Review Commission as well as the Planning and Zoning Commission. Couch stated that the entire area was preliminary platted a number of years ago when Food Lion was constructed and the final plat complies with the preliminary plat as it was originally approved. The Planning and Zoning Commission has recommended approval of the final plat and the site plan. Welborn requested clarification regarding the recommendations of the Planning and Zoning Commission. Chris Cronin, 2255 Ridge Road, representative of American National Bank came forward to answer questions. Welborn requested additional information regarding the reduction in the setback from 20 feet to 10 feet. Couch stated that the setback was included in the site plan and that the wall must be a fire wall. Pat Friend commented on a additional recommendation, which was to construct a sidewalk to accommodate through traffic from the residential neighborhood over to the movie theater and the shopping center. Welborn made a motion that the Council approval the site plan and final plat subject to the following conditions that 1) the misspellings in the legal description are corrected, 2) the applicant is to screen the transformer, air conditioning units, and the trash dumpster, 3) the trash dumpster is to be relocated to the rear of the property, 4) the applicant is to submit a landscaping plan for review and approval, 5) the approval of the plat is contingent upon final engineering review and approval, 6) construction of sidewalks be completed along FM-3097 and FM-740, and 7) the side setback on the north side be reduced to ten feet. Seconded by Bob Wilson. The motion passed unanimously.

**PZ 94-27-PP Discuss and Consider Request from Rob Whittle for a Preliminary Plat for Fox Chase Phase IV located in the Fox Chase Addition and Take Any Necessary Action**

Couch stated that the development was a continuation of Fox Chase and that two additional phase had been approved over the course of the last several months. She indicated that the proposed phase is consistent with the original approved concept plan by the developer. The Planning and Zoning Commission recommended that a phasing plan for the entirety of the Fox Chase development be submitted in conjunction with the final plat, the applicant's engineer revise the utility layout indicating the segment of the existing sanitary sewer main to be abandoned, and the applicant is to provide one acre for a temporary park recreation area to be used by the City until the permanent park site is dedicated to the City. Additionally it was recommended that a left turn lane be constructed on FM-740 into the Fox Chase development in conjunction with this application. The applicant was not present. Welborn moved that action be tabled to the next meeting. White seconded. Action was tabled by unanimous vote.

**City Manager's Report**



225 Couch provided the Council with an update on the citizens survey and stated that over 500 responses have been received and entered into the computer. Couch indicated that the resulting report on the survey should be available at the second meeting in November. Couch reported that a number of applications had been received by citizens expressing their desire to serve on the committee responsible for the next phase of the project, which includes the goals and strategies portion of the development plan.

230 Couch briefed the Council on the status of the grant application for the trail program. She commented that information had been received from the council of governments which indicated that the project had not been ranked very highly. Since that time, the City has heard that the highway commission made not view it that way. Couch commented that the City still has hopes that the project will prove to be successful. Couch mentioned that several monthly reports were included in the packet as well as a memorandum from Rick Crowley outlining the orientation and goal setting process that the Parks and Recreation Board was currently going through.

235 Couch commented on the economic development process and stated that the information received through the focus groups had been very good. She indicated that the facilitators had been pleased with the response they had received. Couch stated that the next phase would be to compile the information and forward it to the Economic Development Planning Commission for their review and action. The results of the process will include the completion of a vision statement, assembled as a result of the dialogue that has been received through the focus groups and the summit meeting itself. After completion of a vision statement by the Economic Development Planning Commission, the statement will be brought to the Council for consideration.

245 Couch commented on the status of the Lake Ray Hubbard take line study and the joint efforts of the cities adjacent to the lake. Couch stated that the first meeting would be Thursday evening, October 20, 1994.

## 250 **Action/Discussion Items**

### **Hear Report on Status of Rockwall Housing Finance Corporation and the Financing of the Meadows Project and Take Any Necessary Action**

255 Couch commented that the FDIC would be conducting foreclosure on November 8. She stated that notice had been received that the FDIC would like to have final closure by November 15. Couch indicated that the financing documents and the regulatory agreement had all been dispersed to all relevant parties for review. She indicated that responses from the banks as well as the corporation that will own the property had been submitted to the City's representatives and they were in the process of finalizing those documents. Couch indicated that the public hearing has been scheduled for November 1, and at that time it is anticipated that they will act on issuance of the notes. She stated that once the corporation has taken action, the item would be placed on the Council agenda on November 7. Margo Nielson, 1655 Shores Blvd, came forward with a report. She indicated that HUD had approved the administrative plan for the

26 Section 8 certificates which the public housing authority submitted three months ago, and that  
the regulatory agreement had been approved by HUD's lawyer. Nielson stated that work was  
completed on the budget and the fair housing plan. She stated that approval from HUD for  
rehab cost is pending and that the rental rates should be completed by the end of the week.  
270 Nielson indicated that part of the delay occurred because FDIC did not meet their foreclosure  
date in October. Nielson indicated that the banks have met with the City's bond counsel, and  
she stated she expected to close by November 15.

**Discuss and Consider a Resolution Providing for the Use of an Interlocal Purchasing  
Agreement to Purchase Police Pursuit Vehicles and Take Any Necessary Action**

275 Couch indicated that for the past several years an interlocal agreement has been used to purchase  
police vehicles to improve the costs of those vehicles and she recommended approval of the  
resolution. White moved for approval a resolution providing for the use of an interlocal  
purchasing agreement to purchase police vehicles. Luby seconded. Passed unanimously.

**Discuss and Consider Review of Options for SH 205 and Take Any Necessary Action**

280 Couch updated the Council. She stated that at the Council's last meeting it had been indicated  
that the State had requested some additional information in regards to the 5-4-5 alternative; they  
had asked for some more analysis to be done for a section of the downtown area. Couch stated  
285 that the City had provided for some additional turning movement data to the council of  
governments. She indicated that the council of governments had run the models with the  
information. Additionally, COG was requested to run another model of the inner loop concept  
with some turning movement restrictions and that COG has run that alternative as well. Couch  
290 commented that all of the information for the modeling had been submitted to TxDOT, and they  
were now in the process of reviewing it. Couch indicated that she would be meeting with Mr.  
Blain on Friday, October 22. She stated that at that time, TxDOT would have had an  
opportunity to review the information and would be able to give the City their findings on these  
preliminary alternatives. Couch stated that in regards to the inner loop concept that the numbers  
295 did not increase the usage of the inner loop alternative. Couch stated that it removed some  
traffic from Goliad itself until you reached to Boydston but it increased the side street traffic.  
There was discussion among the Council regarding holding a public hearing on the alternatives  
being considered for SH-205. Couch commented that the state would be reviewing this  
alternative in conjunction with the previous alternative which did not have any turning movement  
300 restrictions. White moved that the Council call a public hearing on Monday, October 24, 1994  
at 8:00 p.m. regarding SH 205 issues. Morgan seconded the motion. The motion passed  
unanimously.

**Discuss and Consider an Ordinance Calling a Bond Election to be Held within the City,  
Making Provisions for the Conduct of the Election and Other Provisions Relating thereto  
and Take Any Necessary Action**

305 Couch commented on the ordinance calling a bond election for December 3, 1994. She stated

310 that the ordinance was very similar to the previous ordinance which was prepared for this item  
with the exception that amounts for Proposition 1, FM-740, had been amended. The original  
amount for Proposition 1 was \$4,100,000. Based on the fact that the State has provided an  
additional \$1,000,000 for construction of FM 740, Couch stated that the amount of Proposition  
1 was decreased to \$3,100,000. Couch indicated that there was one addition to the ordinance.  
315 She indicated that Martha Sue Keegan was appointed as the alternate election judge and that her  
name would need to be included in the ordinance. Welborn moved approval of the ordinance  
calling the bond election. Morgan seconded. Couch read caption. The motion passed  
unanimously.

320 **Discuss and Consider Addendum to Paving Assessment Transfer of Lien Releasing Collin  
Equities from Liability and Take Any Necessary Action**

Couch indicated that several months ago the Council had approved a transfer of assessment lien  
on Yellow Jacket Lane from Collin Equities to Pulte Homes, Inc. She stated that after additional  
consideration, Collin Equities had requested an addendum to the transfer that clarifies the fact  
325 that with the transfer of the lien Collin Equities is no longer responsible for the lien. White  
moved approval the Addendum to the Lien with Collin Equities. Welborn seconded. Motion  
passed unanimously.

330 **Discuss and Consider Fees for Turtle Cove Recreation Center and Take Any Necessary  
Action**

Rick Crowley commented on the request and stated that Mike Neighbors, a representative of  
Young Life, had requested that the fees for Turtle Cove be waived. Crowley stated that the  
Park Board met on one occasion with Mr. Neighbors and other representatives of Young Life.  
335 The Park Board requested some additional information, and then met a second time regarding  
the request. Crowley indicated that at the conclusion of Park Board's meeting, they  
recommended that the rate for non-profit rentals of Turtle Cove be lowered from \$15 per hour  
to \$10 per hour. White requested clarification regarding how a non-profit organization is defined  
by the City. Crowley commented that in the past if a group identifies itself as non-profit, the  
340 City has accepted their word unless there is an apparent reason not to accept it. Crowley  
indicated that in these cases the City requests a certificate of incorporation. White moved  
approval of the recommendation of the Park and Recreation Board to lower the hourly charge  
for non-profit groups from \$15 per hour to \$10 per hour for the use of Turtle Cove Recreation  
Center. Morgan seconded. The motion passed unanimously.

345 **Discuss and Consider Options for Painting the Water Tower and Take Any Necessary  
Action**

350 Couch commented that the Council needed to decide whether or not to paint the pedestal of the  
water tower and determine the color of the undercoat of the tank. Frank Razor with Chaing  
Patel and Chris Lamong with Landmark Structures were present to answer questions. Mr. Razor  
requested the Council to make a decision regarding the options for the pedestal of the tower.

5 After discussion, the Council indicated their preference would be to sandblast the column and  
paint the tank bowl an aerial white. Additionally, the Council discussed options for lighting  
the tower during the holiday season. The Council discussed lighting the top of the tower with  
lights that would give the appearance of a Christmas tree. Welborn made a motion that the City  
not apply a paint coating to the base of the tower but rather have it sandblasted and that the color  
aerial white be chosen for the bowl of the water tower and that the \$1000 lighting allotment be  
used for a telescoping pole and green strands of lights to be anchored in a Christmas tree shape.  
360 White seconded. The motion passed unanimously.

#### Hold Executive Session Under Section 551.071 and 551.074 of the Texas Government Code

365 The Council convened into executive session at 9:15 p.m. to discuss litigation regarding  
employee termination.

The Council reconvened into regular session at 9:45 p.m. Mayor Williams announced that no  
action would be taken on as a result of executive session.

#### 370 Adjournment

The meeting adjourned at 9:50 p.m.

375 APPROVED:

380   
Mayor

ATTEST:

385   
City Secretary

# MINUTES OF THE ROCKWALL CITY COUNCIL NOVEMBER 7, 1994

5

## Call to Order

10 Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: George Hatfield, Dale Morgan, Pat Luby, Todd White, Bob Wilson, and Nell Welborn. Invocation and Pledge of Allegiance was lead by Dale Morgan.

## Open Forum

15 Ross Ramsey, 713 Forest Trace, came forward. Mr. Ramsey voiced his concern regarding the recent news stories regarding the area roadways and the effect these stories will have on the upcoming bond election. Mr. Ramsey commented on the recent meeting of County officials and Mr. David Cain. Mr. Ramsey stated that he would like to see the North Central Texas Council of Governments and the County involved in road planning, but not at the expenses of passing the badly needed widening of FM-740. Mr. Ramsey commented on the decision to widen SH-205 to six lanes and stated that he believed that it would beautify the City.

25 Gloria Williams, 304 Emma Jane Street, came forward. Ms. Williams commented and thanked the Council for being sensitive to the Southside community and not running a thoroughfare through the area.

30 Greg Herring, 604 Stonebridge Circle, came forward. Mr. Herring thanked the Council for making a positive decision to go forward and solve the problems regarding traffic in Rockwall. He also stated that he found it a little disconcerting to see that there are certain constituencies that would just not let the project go forward and who are going to continue to have meetings of people in the community that we really don't know much about. He stated that he felt it was time to take a positive stance to give support to the bond election for FM-740.

## 35 Consent Agenda

- a) Approval of Minutes of October 17, 1994 and October 12, 1994
- 40 b) PZ-94-22-CUP Consider Approval of Ordinance Granting a Request from Oona Gaston for an Amendment to the Conditional Use Permit to allow Outside Display, Sales and Service of Recreational Vehicles on a 5 acre tract of land located at 1530 I-30 (2nd reading)

4 c) **PZ-94-24-PP/Z Consider Approval of an Ordinance Granting a Request from Brinker International for a Conditional Use Permit (2nd reading)**

Hatfield requested that the minutes be pulled from the consent agenda for a separate vote. Welborn made a motion for approval of the remaining items on the consent agenda. The motion was seconded by White. Captions were read by Julie Couch.

50 **ORDINANCE NO. 94-37**

55 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR OUTSIDE DISPLAY OF LARGE INVENTORY ITEMS IN A HIGHWAY COMMERCIAL ZONING CLASSIFICATION ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

60 **ORDINANCE NO. 94-38**

65 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR STRUCTURE NOT MEETING THE STRUCTURAL BUILDING MATERIALS REQUIREMENTS AND APPROVE A PRIVATE CLUB IN A COMMERCIAL ZONING CLASSIFICATION ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

70 The motion passed unanimously. Hatfield stated that he would abstain from voting on the minutes due to his absence. Luby made a motion for approval of the minutes. Motion was seconded by White. The motion passed with the following votes cast:

Ayes: Luby, Morgan, Welborn, White, Williams, Wilson  
Abstention: Hatfield

80 **Appointments/Plats/Plan/Public Hearing**

85 **PZ 94-21-PP/Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Neal Jones for an Amendment from PD-8 Single Family to PD-8 Townhouse and Replat/Final Plat for the Sanctuary at Chandlers Landing and Take Any Necessary Action (1st reading)**

90 Pat Luby excused himself from discussion and the vote due to a potential conflict of interest. Couch reviewed the request. She indicated that in accordance with Council directive from the previous meeting staff had renotified the property owners within PD-8 in regard to the change. She indicated that the total number opposed were twenty-seven and the total number for the change was twenty-eight. Welborn requested information regarding the notification process.

Couch stated that they were sent to everyone within the PD.

Williams opened the public hearing. Neal Jones, applicant, came forward. Mr. Jones stated that he was requesting a change in zoning from a PD-8 single family to a PD-8 townhouse. Mr. Jones commented that when he was designing the project which would be a transition from the condominiums to the single family. Mr. Jones commented on the concerns which had previously been raised. Mr. Jones addressed the concern that some had raised about the devaluation of surrounding property. Mr. Jones stated that ninety percent of phase 17 within Chandlers Landing is townhomes. Mr. Jones also addressed the concern that the townhomes would create a greater density within the planned development and stated that the surrounding area, referencing, Signal Ridge was high density. Additionally, Mr. Jones addressed concerns that had arisen about his development blocking the surrounding property owners' views. Mr. Jones provided overheads and to demonstrate that no views would be blocked. Mr. Jones also commented on concerns about saving the trees in the area and Mr. Jones showed the Council how he proposed to save the trees. Mr. Jones commented on his plans to access the property and how he would provide this access to Chandlers for other property owners to access their homes for repairs. Mr. Jones commented that the structure which he intended to build would cost approximately \$90 to \$100 per square foot. Mr. Jones also commented on the concerns regarding traffic and stated that he did not believe that three townhomes could effect the traffic, especially when in the future a whole new development of homes will be added at Chandlers. Mr. Jones also discussed an alternative to provide access to the property which could save several trees. Mr. Jones commented that whether he develops the property or not he has the right to access his property.

Jimmy Seay, 5516 Canada Court, came forward. Mr. Seay stated that he was opposed to the zoning change. Mr. Seay stated that his house is right next to a townhome and stated that he felt it would hurt the property values and lead to more congestion in the area. Mr. Seay also commented on the statement regarding the roads and greenbelt being turned over to the homeowners association. Mr. Seay stated that this would just add more for Chandlers to upkeep. Mr. Seay commented that by giving up part of the land the owner would not have to pay additional taxes. Mr. Seay stated that he did not believe that the zoning change would be fair to people in the neighborhood who thought that the homes would be single family. Mr. Seay said that the owners of the lot knew prior to purchasing it that it was zoned single family.

Marliyn Caldwell came forward. Ms. Caldwell stated that she was not in agreement with the proposed roadway because it reduces the privacy in the area. Ms. Caldwell stated that it was a City easement and she did not know whether or not it had been approved by the City and Chandlers Landing. Ms. Caldwell stated she did not like the placement of the proposed roadway because it would create more traffic.

Hays Hettinger, 5576 Canada Court, came forward. Mr. Hettinger spoke of his support of the development and stated that he felt it was a good transition in the area. Mr. Hettinger stated that he felt the concept would enhance the area and that the appearance of the structure was pleasing. Mr. Hettinger stated he felt that the development would not cause additional traffic problems.

Mr. Hettinger also commented on the difficulty of developing the lot. Mr. Hettinger stated that he felt that the development would be compatible with the area.

140

Kelly Colbert came forward. Ms. Colbert voiced her opposition of the placement of the road because she has small children and is concerned for their safety.

Tracy Connolly, 331 Valiant, came forward. Ms. Connolly stated her opposition of the rezoning and because she has small children, and she felt that the development would cause additional traffic. Ms. Connolly stated she did not feel it was fair to change the zoning of the surrounding area when the people who bought there believed that they would be living in a single family area.

145

David Black, 5533 Canada Court, came forward. Mr. Black voiced his concerns and opposition to the development. Mr. Black commented that the roadway would appear more like an alley than a street and that the people who bought the lot knew it was single family when they bought it. Mr. Black stated he would like it to stay single family.

150

Betty Martin, 5552 Canada Court, came forward. Ms. Martin stated her opposition of the rezoning.

155

Jack Boyce, 1234 Signal Ridge, came forward. Mr. Boyce voiced his opposition to the rezoning. Mr. Boyce stated that Signal Ridge would be impacted more by the zoning change than Chandlers Landing. He stated that the roadway would allow free access to back of his property and others in Signal Ridge. Mr. Boyce also expressed concern for the creek and trees that would be impacted by the roadway.

160

Cynthia Seay, 5516 Canada Court, came forward. Ms. Seay commented that when they built their home that they selected their lot because it was single family and was located just off of the lake. Ms. Seay stated that Mr. Neal's property would effect the view of the lake from her home. Ms. Seay expressed concern that if the area is dedicated as a greenbelt it will allow more people to access the area and would invade her privacy and hurt her property.

165

Mike Karensige, 1205 Signal Ridge, came forward. He stated that he had sent a letter of opposition to the Mayor and the City Manager. He commented that the homeowners and residents were concerned. He stated that no meeting has been held by the developer to address issues which would adversely effect area residents. He commented that no one had addressed the issue of the creek which would be effected by the roadway. He also commented that 50 to 100 trees would be effected and that no tree survey had been performed.

170

Pam Patton, 1506 Signal Ridge, came forward. Ms. Patton, the president of homeowner's association of Signal Ridge, voiced her opposition to the project.

175

David Groark, 5572 Canada Court, came forward. Mr. Groark stated that when he bought in Chandlers Landing that he was told he would have access to the property and he currently does

180



185 not. Mr. Groark stated that Phase 17 was originally zoned townhomes and was then changed to single family. Mr. Groark voiced his concern that area residents are treating the take-line property as their own, but they do not own it. Mr Groark voiced his support of Mr. Jones' development.

190 Jennifer Jones, 5574 Canada Court, voiced her opinions regarding support for the project. Ms. Jones stated that she could not see where there would be any congestion. Ms. Jones stated that a great deal of consideration had been given to the environment. Ms. Jones stated that the developer is trying to work with everyone to deal with the issues. Ms. Jones also indicated that more trees would be planted. She stated that she hoped that everyone could come to an agreement.

195 Shirley Granstaff, 5603 Cambria Dr, came forward. Ms. Granstaff stated that several years ago the homeowners' association in Chandler's Landing voted to change the townhouse zoning to single family in Phase 17. She voiced her concerns and opposition to the proposed re-zoning.

200 Mr. Jones came forward to re-address some of the issues which had been raised. Mr. Jones commented that he did not believe that the units would create additional traffic. Mr Jones also addressed the issues of the creek and access, and his desire to work with everyone to resolve the issues.

205 Williams closed the public hearing. Bob Wilson requested further clarification regarding the roadway and greenbelt. Mr Jones responded that the greenbelt would be dedicated to Chandlers as well as the driveway and would be maintained by Chandlers. If the property was single family it would be maintained by the property owner. Welborn requested information concerning the width of the drive. Couch stated that for multiple lots it would need to be twenty feet wide. If it were a single family home, the roadway would not have any requirement placed on it. Welborn requested information on the number of single family lots in the area. Couch indicated that there were seven to eight single family homes within the area.

215 Todd White requested information on the possibilities of placing two single family homes on the lot if it remains zoned single family. Mr. White asked if the lot could be replated. Mr. Jones responded that he did not know if it would meet the minimum square footage requirements.

220 White moved for approval of the re-zoning request. Welborn seconded the motion with an amendment that with the final plat a tree survey be provided and a site plan with the location of the building and driveways be clearly defined. Mr. Hatfield stated his opposition of the request. The motion did not pass with a tie vote as follows:

Ayes: Welborn, White and Williams  
Nays: Hatfield, Morgan and Wilson

225 **PZ 94-27-PP Discuss and Consider Request from Rob Whittle for a Preliminary Plat for**

**Fox Chase Phase IV located in the Fox Chase Addition and Take Any Necessary Action**

230 Couch reviewed the request for a preliminary plat in Fox Chase Phase IV. Couch stated that the plat is in conformance with the preliminary concept plan that was approved for Fox Chase several years ago. Couch reviewed the conditions set forth by the planning and zoning commission. The conditions required include: 1.) the applicant must submit a phasing plan for the remainder of the development in conjunction with the final plat; 2.) the applicant's engineer must revise the utility layout in regards to the sanitary sewer line that would be abandoned; 3.) the developer must provide a temporary recreation park site, 4.) and the developer will construct of a left hand turn lane on FM-740 in conjunction with the development. Wilson made a motion to approve the request for a preliminary plat for Fox Chase Phase IV with the conditions recommended by the Planning and Zoning Commission and to provide a left hand turn lane. Morgan seconded. Motion passed unanimously.

240

**Action/Discussion Items**

245 **Discuss and Consider Adoption of a Resolution Approving Issuance by the Rockwall Housing Finance Corporation of a Certain \$950,000 Rockwall Housing Finance Corporation MultiFamily Housing Revenue Note (The Meadows Project) Series 1994 and Take Any Necessary Action**

250 Couch reported on progress of the project. Couch reported that the financing documents have been completed and closing date has been set for November 14. Couch reported that the FDIC had requested closing to take place prior to November 15, 1994. Hatfield requested clarification that the City of Rockwall's credit rating will not be effected in the event of a default. Couch confirmed that the City's credit rating would not be affected. White asked if the Attorney General's office had reviewed the documents. Council indicated that the City had received a preliminary approval letter, but the Attorney General will need to review the City's resolution approving the transaction. Welborn made a motion to approve the resolution approving issuance by the Rockwall Housing Finance Corporation of a Certain \$950,000 Rockwall Housing Finance Corporation Multifamily Housing Revenue Note (The Meadows Project) Series 1994. Motion was seconded by George Hatfield. The motion passed unanimously.

260 **Discuss and Consider a Resolution Establishing the Rates to Charge for Refuse Collection Services and Take Any Necessary Action**

265 Couch reported that the City had received a request from Laidlaw for a rate increase. She indicated that the majority of the increase was a result of an increase that Laidlaw had experienced from the City of Garland who had raised their tipping fees to \$19.00 per ton. Richard Davis, the representative from Laidlaw, came forward and commented on the request. Mr. Davis stated that they were looking for other outlets available disposable sources. Mr. Davis stated that the last requested increase was in July 1993. Dale Morgan requested clarification regarding future rate increases and future practices and coming legislation. There

270 was general discussion on possible future restrictions on what can be placed in landfills, available capacity in area landfills, recycling volumes in the City and yard waste programs. Hatfield made a motion to approve a resolution approving the rate request. The motion was seconded by Welborn, and it passed unanimously.

275 **Discuss and Consider Approval of Architectural Contract and Take Any Necessary Action**

Couch reviewed the recommended contract and services needed by the City for future architectural services for changes to City Hall, the animal shelter and the City's service center. Couch stated that Dale Morgan had suggested that the present fire escape at City Hall be redesigned and used as office space. She indicated that the most practical use of that area is for records storage which will open up additional office space. Additionally, Couch commented on the City's need to further look at plans for the animal shelter. Couch also raised the issue of looking at the service center plan, after the bond election. Welborn made a motion for approval of the architectural contract for the City Hall and the animal shelter. The motion was seconded by Bob Wilson and was passed unanimously.

285 **Discuss and Consider Need for Comprehensive Review of Measures Taken by City to Comply with the Americans With Disabilities Act and Take Any Necessary Action**

290 Morgan reported that at the Texas Municipal League conference he had attended a seminar regarding The American with Disabilities Act. As a result, he stated that he felt it would be good to review the compliance of the City because of the oversight responsibilities of the Council. Couch commented on the progress of the City in response to Morgan's request. Couch indicated that the City had completed the majority of the requirements identified for compliance with the ADA and plans to have all issues addressed by January 1995. Couch also reported that all personnel issues had been addressed except for the City's job descriptions, currently being reviewed by Stacey Robbins. Morgan requested clarification of information regarding door closure requirements. Crowley responded to the question and stated he would be happy to discuss the requirements further with Morgan.

300 **Discuss and Consider Implementing New Policies and Procedures to be Used in Connection with Land Use Regulation Practices and Take Any Necessary Action**

305 Morgan commented on the need for the City to address issues regarding land use policies and procedures which are the result of recent Supreme Court cases. Hatfield commented on the City's current practices and the need to review these practices. Pete Eckert, City Attorney, commented briefly on the recent cases and measures the City could take to address the issues that had been raised. Eckert commented that the documentation of future developments and actions of the City may need to be revised.

310 **Hold Executive Session Under Section 551.071 and 551.074 of the Texas Government Code**

The Council convened into executive session at 9:30 p.m. to discuss personnel regarding

appointments to the Park Board and potential litigation regarding employee termination.

31.

The Council reconvened into regular session at 10:00 p.m. Mayor Williams announced that no action would be taken on as a result of executive session.

### Adjournment

320

The meeting adjourned at 10:05 p.m.

APPROVED:

325

\_\_\_\_\_  
Mayor

330

ATTEST:

335

\_\_\_\_\_  
City Secretary

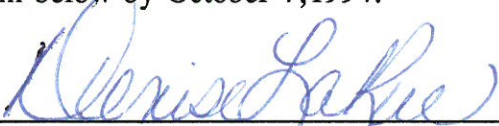


**CITY OF ROCKWALL**  
"THE NEW HORIZON"

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold public hearing on Thursday, October 13, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold public hearing on Monday, October 17, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Neal Jones for an amendment to PD-8 Single Family (Planned Development-8) classification to PD-8 Town House classification and a Final Plat/Replat for the Sanctuary in Chandlers Landing and further described as Lot 21, Block A of the revised plat of Chandlers Landing Phase 17.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by October 7, 1994.

  
\_\_\_\_\_  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-21-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 \_\_\_\_\_



# CITY OF ROCKWALL

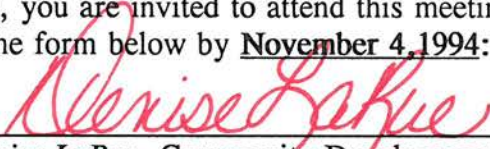
"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on Wednesday, November 7, 1994 at 7:00 p.m. in City Hall, 205 W. Rusk St., Rockwall, Texas, to consider the approval of a request from Neal Jones for an amendment to PD-8 to change the land use designation of one lot currently designated as zero lot line to townhome classification and a replat for the Sanctuary in Chandlers Landing, more and further described as Lot 21, Block A of the revised plat of Chandlers Landing Phase 17.

The developer is proposing to construct 3 townhouses located on the above described lot and replat the property into 3 residential lots and greenbelt. The existing lot contains 1.09 acres. The proposed residential lots will contain a minimum of 4400 square feet for each lot. The balance of the lot will be dedicated as greenbelt.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by November 4, 1994:

  
\_\_\_\_\_  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-21-Z

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

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

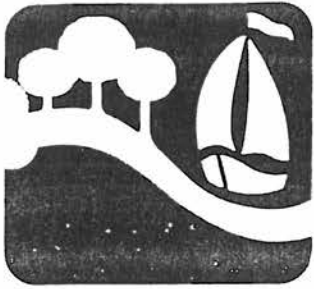
- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

94-21-PP/Z To consider approval of a request from Neil Jones for an amendment to PD-8 Single Family (Planned Development-8) classification to PD-8 Town House classification and Final Plat / Replat for the Sanitary in Chandlers Landing.

1.0870 acre being Lot 21, Block A of the revised plat of Chandlers Landing Phase 17. E. Teal Survey, Abstract No. 207 City of Rockwall, Rockwall County, Texas



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

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As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by October 7, 1994:

Denise LaRue  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-21-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. Property Value Concerns
2. over population of Chandlers
3. -

Signature Jan Plumb  
Address 301 Harbor Landings Dr



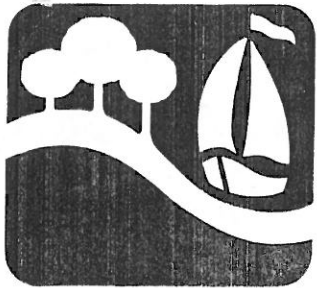


# CITY OF ROCKWALL

## "THE NEW HORIZON"

### PUBLIC NOTICE CLARIFICATION

Notice was recently mailed to you regarding a public hearing that will be held by the Rockwall City Council to consider a request from Neal Jones for approval of a change in land use from zero lot line designation to townhouse designation for Lot 21, Block A, Chandlers Landing Phase 17 and approval of a replat of the lot into three lots. This hearing is being reheard by the City Council to ensure that property owners are fully informed about the application, as outlined in the notice. To clarify the date of the public hearing, the hearing will be held by the City Council on Monday, November 7 at 7:00 P.M. in the City Council chambers, City Hall, 205 West Rusk.



# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

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The developer is proposing to construct 3 townhouses located on the above described lot and replat the property into 3 residential lots and greenbelt. The existing lot contains 1.09 acres. The proposed residential lots will contain a minimum of 4400 square feet for each lot. The balance of the lot will be dedicated as greenbelt.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by November 4, 1994:

Denise LaRue  
Denise LaRue, Community Development Coordinator

Case No. PZ-94-21-Z

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

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

1. Density has been reduced from original plat.
2. Good buffer between Extra High Density of Segal ridge & sunset cone.
3. 790-100 a square foot will enhance community.
4. see back.

Signature Ray K. Barend

Address 325 Yacht Club  
230 Heron Chase  
5803 Ranger Dr.  
5578 Conoda Ct

4. I have a unit (S578 Canada Ct) at Sunset Cove.

I recently noticed that my sewer line was on the water front of the unit. Whittle did not leave/nor allow space for access by city vehicles. Neal Jones has offered to donate the land <sup>the others</sup> along <sup>+</sup> east of the property to Chandler's Landing. The City would then have access to the Yoke line if a

small bridge is constructed in front of the Town houses + across the stream.

I would also allow light trucks to get behind the Town houses <sub>(sewer core)</sub> to do maintenance + repairs.

My + Barred



# CITY OF ROCKWALL

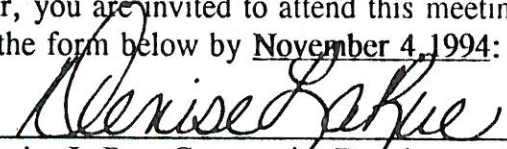
"THE NEW HORIZON"

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The developer is proposing to construct 3 townhouses located on the above described lot and replat the property into 3 residential lots and greenbelt. The existing lot contains 1.09 acres. The proposed residential lots will contain a minimum of 4400 square feet for each lot. The balance of the lot will be dedicated as greenbelt.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by November 4, 1994:

  
Denise LaRue, Community Development Coordinator

Case No. PZ-94-21-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 enough condos & apartments!
2. We bought in this neighborhood to get away from such as this!
3. This will cheapen the Chandler's Landing reputation.

Signature Dorothy Thaltax

Address 103 Sceptre Dr.

I think about this! why change everything!

(4)

Why keep changing?

~~Does~~ <sup>Do</sup> rules mean nothing? and regulations?

(5)

This will mean more people will be coming into the neighborhood - This leads to less security and some day more crime.

(6)

Who profits from this?  
Certainly not the older property owners!

1st

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. The Community would best be served by stopping the development of further townhouses, in this area
2. This development would lower property values,
- 3.

Signature Paul Fullington

Address 436 B Yacht Club drive

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

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 will decrease the value of my property!
2. We chose our present lot because of the green area that would stop someone else from abstracting our view.
- 3.

Signature Dr. & Mrs. Marvin Stone

Address Lot 15, Face 14, Chordlers Landing

Home address: 7035 Orchid Lane  
Home telephone: 363-0640

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

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

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

1. Prefer this development be restricted to single family zoning.
2. Concerns over quality of structure.
- 3.

Signature Bruce O. Trego  
Barbara E Trego

Address 102 Eastern Place  
Rockwall, TX 75087

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

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

I am opposed to the request for the reasons listed below Due to present condition of existing units. upkeep poor

- 1.
- 2.
- 3.

Signature [Signature]  
 Address 5208 yacht Club.

**205 West Rusk**

**Rockwall, Texas 75087**

**OCT 21 1994**  
**(214) 771-7700**

Case No. PZ-94-21-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. We already have townhomes
- 2. Any more may decrease our property value
- 3. The owners may be more transient

Signature [Signature]  
 Address 204 Rainbow

or Most probably renters

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-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. Increasing density of population
- 2. Increasing storm runoff without compensation
- 3. Decrease per value level of ~~at~~ neighboring property.
- 4. Setting a trend

Signature [Signature]  
 Address 2415 Glenaville  
Property Manager

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-Z

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

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

1. THERE ARE TOO MANY CONDOS & TOWNHOUSES IN ROCKWALL.
2. 4400 SQ FT LOTS ARE TOO SMALL & NOT CONSISTENT TO ROCKWALL RESIDENTIAL PLANNED DEVELOPMENT DIRECTION -
3. UPSCALE ROCKWALL.

THIS PLAN MAXIMIZES LANDOWNERS PROFITABILITY AND MINIMIZES THE LOOKS OF ROCKWALL & NOT A "NEW HORIZON" DIRECTION

Signature Raymond W. Pawley  
 Address 634 COURAGEOUS DR.

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

Case No. PZ-94-21-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. Larger lots and homes upgrade the neighborhood and help maintain property values.
2. The lakefront is more attractive with larger lots and homes.
- 3.

Signature K Bullock  
 Address 213 Rainbow Circle

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

Case No. PZ-94-21-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. Townhomes have helped ruin property values
2. in Chardlers - we don't need more !!
- 3.

Signature Carly Walker  
 Address 126 Sceptre Dr.

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



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. do not want to increase the density within Chandler's
2. if you keep your neighborhood's density down - the neighborhood's property values will be higher
3. It would decrease the property values of the properties around it.
4. The owner should develop the property as it was zoned/designated when I bought it!

Signature Nathanael Beckwith  
 Address 5905 RANGER DR

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

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

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

1. I feel there are enough multiple family units in the area.
- 2.
- 3.

Signature J. W. Wampler  
 Address (Signal Ridge Overlook)  
5556 CANADA COURT  
Rockwall, TX 75087

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

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 view Townhouses as concentrated housing & am afraid if we keep getting more of them the neighborhood will become too crowded
2. Developers usually promote Townhomes as rental properties & I don't believe more renting residents will be advantageous to our
3. Community

Signature Harla Crass (Taylor)  
 Address 5416 Ranger Drive

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

Case No. PZ-94-21-Z

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

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

1. security reasons - (too many persons in & out)
2. lower the real estate value of property
3. aesthetically - will look bad

Signature Judy & John Cole  
 Address 632 Courageous Dr  
Rockwall

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

Case No. PZ-94-21-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. NOT NOT SUITABLE FOR ONE RESIDENCE
  2. NEXT TO CONDOS
  3. ETC.
- Albright MGT. Corp.

Signature Henry Albright  
 Address 3221 M. Eye Rd  
Rockwall

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

Case No. PZ-94-21-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. FOR PROGRESS + GROWTH
- 2.
- 3.

Signature Clayton E. Berk  
 Address 1516 Signal Ridge Plaza

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

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. Will be an asset to the community.
2. Greenbelt will give emergency access to table line
- 3.

Signature Karen Maloney  
 Address 5735 Southern Cross

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

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

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

1. SIGNAL RIDGE ADJACENT - CONDOS & TOWNHOUSES would be similar architecture
2. REMAINDER OF LOT IN GREENBELT - ~~MAKING AREA MORE ATTRACTIVE~~
3. NEAL JONES IS ESTABLISHED BLDG. WITH GOOD REPUTATION

Signature Bob Cursey  
 Address 313 Valiant  
Rockwall

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

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

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

1. Townhouses would be an acceptable and appropriate use for this particular parcel. We are presently building single family in the subdivision

Signature John Coleman  
 Address Coleman Builders  
101 & 103 Independence  
Rockwall, TX

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

Case No. PZ-94-21-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. A REASONABLE AND WELL PLANNED ADDITION TO CHADLER'S.
- 2.
- 3.

Signature W.H. Swoyer

Address 101 Dams Pkwy  
Rockwall, TX 75087

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

Case No. PZ-94-21-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. 3 townhouses developed as Neal Jones designed this project can only "enhance" the area.
2. By providing a dedicated greenbelt + access to other existing zero lot side homes "everyone benefits".
3. This is the "best use" for this 1.09 AC lot which will allow for three waterfront properties developed as a well designed project to make the most of a difficult site.

Signature Kathy McKibbin

Address 104 Independence Pl  
Rockwall, TX 75087

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

Case No. PZ-94-21-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. Plot is isolated
2. Don't see it as a density problem
- 3.

Signature J. J. Personell

Address 5564 - Canada St.

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

Case No. PZ-94-21-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. *Is in line with existing town home lots adjacent to it.*
- 2.
- 3.

Signature *Robert A. Hawk*  
 Address *5610 Camber Dr*

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

Case No. PZ-94-21-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. *Rockwall, as you know, is growing rapidly + there is*
2. *a need for moderately priced, small homes for retirees,*
3. *where there is security such as Chandlers has*

*I am interested in the purchase of a town house.*

Signature *Juanita V. Stroup*  
 Address *1024 Signal Ridge Pl.*

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

Case No. PZ-94-21-Z

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

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

- 1.
- 2.
- 3.

Signature *William A. Berkenbock*  
 Address *337 Valmont Dr*

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

Case No. PZ-94-21-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. Best use of the land

2.

3.

Signature Blair Clark

Address 409 Columbia  
Rockwall, TX

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

Case No. PZ-94-21-Z

I am in favor of the request for the reasons listed below 5574 Ruth McHenry O'Connor

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

1.

2.

3.

Signature Ruth McHenry O'Connor

Address 5574 Canada Court

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

Case No. PZ-94-21-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. SPOT IS KIND OF LAST, WOULD ENHANCE STRIP.

2. GOOD DIVIDER BETWEEN CHANDLER + SIGNER RIDGE

3.

Signature [Signature]

Address 101 HISCHEF LN.

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

Case No. PZ-94-21-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 Guy Frank Brown

Address 5312 WEST GROVE DR  
DALLAS, TX 75248

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

Case No. PZ-94-21-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 Jimmy J. Butera, Jr.

Address 6025 FALLSVIEW LANE  
DALLAS, TEXAS 75252

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

Case No. PZ-94-21-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.



**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 Harry Schroeder  
Address 634 SOPHIA Circle  
Rockwall 75087

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

Case No. PZ-94-21-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. MAKES GOOD USE OF OTHERWISE UNUSABLE LAND.
2. PROVIDES ADDITIONAL GREENBELT TO THE COMMUNITY
- 3.

Signature Norman Brumby

Address 223 Sovereign Ct.

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

Case No. PZ-94-30-RP

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 lot size
2. Shows interest in bigger home
- 3.

Signature [Handwritten Signature]

Address 2415 Glengary  
Dallas TX  
owner. Starrock Ct

Case No. PZ-94-29-RP

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 APP

CL Associates  
Address Tulsa, OK,



Case No. PZ-94-29-RP

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

I am opposed to the request for the reasons listed below

1. Help to eliminate congestion
2. Accommodate a larger residence
- 3.

Signature Mort and Carolyn Sullivan

Address 128 Puritan Ct.

Case No. PZ-94-29-RP

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

I am opposed to the request for the reasons listed below

1. Not knowing what he intends to do on these lots.
- 2.
- 3.

Signature Max Duggell

Address 3521 Pinhurst Circle  
Farmer Branch TX  
75234

Case No. PZ-94-30-RP

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

I am opposed to the request for the reasons listed below

1. own land in phase 14
2. sold Vines lots 2 & 3 in 14 BLKA
- 3.

Signature JSP Corp.

Address 1323 E 71<sup>st</sup> Tulsa OK 74136

Case No. PZ-94-21-Z

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

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

2nd  
29

1. Highest and best use for said property
2. Proposed easment for adjoining residents will benefit residents.
3. 90% of property in subject phase is multi-family.

Signature Lance Holland  
 Address 430 D Yacht Club  
Rockwall, TX  
75087

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

Case No. PZ-94-21-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. Highest And best use for said property
2. 90% of property in subject phase is Zoned Multi
3. Proposed easment for adjoining residents will benefit residents

Signature Steve McKelvey  
 Address 454 B Yacht Club  
Rockwall, TX  
75087

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

Case No. PZ-94-21-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 Genet L. Graham  
 Address 137 Voliant

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

Case No. PZ-94-21-Z

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

2nd

29

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

- 1. Highest and best use for said property
- 2. Proposed easment for adjoining residents will benefit residents.
- 3. 90% of property in subject phase is multi-family.

Signature Lance Holland  
 Address 430 D Yacht Club  
Rockwall, TX  
75087

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

Case No. PZ-94-21-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. Highest And best use for said property
- 2. 90% of property in subject phase is Zoned Multi
- 3. Proposed easment for adjoining residents will benefit residents

Signature Steve McKelvey  
 Address 454 B Yacht Club  
Rockwall, TX  
75087

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

Case No. PZ-94-21-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 Genet L. Graham  
 Address 137 Voliant

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

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. Will improve the access to the water front for everyone on Canada Court
2. There is no valid reason not to
3. It is a townhome & condo area

Signature Danell Smith

Address 5578 CANADA CT  
Rockwall, TX.

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

I am in favor of the request for the reasons listed below 1

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

1. QUALITY DEVELOPMENT OF LAKEFRONT.
2. BE SURE ACCESS ROAD MEETS CITY REQUIREMENTS
- 3.

Signature WR Taylor

Address 5581 CANADA COURT

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

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 don't see a problem with the building plan.
2. If I am looking at this ~~pe~~ map correctly, ~~it~~ isn't there condos on each side of this
3. ~~site~~ site. Who in their right mind would want a home built on this location.

Signature Alvin Rich

Address 5408 Yacht Club  
Rockwall

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

Case No. PZ-94-21-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 widens the last stretch of greenbelt before the lake.*
- 2.
- 3.

Signature *W. Brown Timman*

Address *10424 Eastlawn, Dallas*  
*Valiant, Chandlers*  
*Landing*

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

Case No. PZ-94-21-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. *In this particular location, I think townhouses are fine.*
2. *I understand that the developer's proposal is one of quality.*
- 3.

Signature *Mrs. Roy A. Martin*

Address *105 Easterner Place*

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

Case No. PZ-94-21-Z

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

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

- 1.
- 2.
- 3.

Signature Mary & David Guff  
 Address 309 HARBOR LANDING DR.

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

Case No. PZ-94-21-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. This is the only acceptable use for this tract,
- 2.
- 3.

Signature DJ Henderson  
 Address 438 Columbia

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

Case No. PZ-94-21-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 Jean Rapallo  
Salvatore Rapallo  
 Address 5713 Southern Cross St  
Rockwall TX 75087

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

Case No. PZ-94-21-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'm on the environmental committee at*  
2. *Chandler's. I've seen the proposed plan*  
3. *for this property. It's an excellent*  
*use of the property and would be a*  
*benefit to Chandler's*  
*because we could then*  
*fence between Signal*  
*Ridge and Chandler's.*

Signature *James Sprudge*  
Address *6007 Volunter Place*  
*Rockwall, 75087*

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

Case No. PZ-94-21-Z

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

*I would like to*  
*know the value*  
*asked for each unit*  
*when purchased.*

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

- 1.
- 2.
- 3.

Signature *R. Miller*  
Address *3005 Steepedize Tr.*  
*Arlington Tx*

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

Case No. PZ-94-21-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 *Ronald Jones*  
Address *1051 Aurora Circle*  
*Rockwall, TX*

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

Case No. PZ-94-21-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 will complement the existing development
2. More greenbelt area for residents
- 3.

Signature Anne Gruch  
 Address 905 Signal Ridge

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

Case No. PZ-94-21-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. P. Walters  
 Address 5711 Southern Cross

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

Case No. PZ-94-21-Z

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

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

- 1.
- 2.
- 3.

Signature Mrs David B. Lynn  
 Address 328 Columbia Dr.  
Rockwall TX

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



Case No. PZ-94-21-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 *Jeffrey S. David*

Address 424 Columbia Drive

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

Case No. PZ-94-21-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. L. Greenhut*

Address 5814 Constellation

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

Case No. PZ-94-21-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 *E. J. [unclear]* <sup>General Manager</sup>

Address P.O. Box 638 Rockwall, Tx 75087

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

Case No. PZ-94-21-Z

2nd

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

(29) 32

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

1. My view will be completely blocked.
2. The beauty of the lot itself will be destroyed because it appears two (2) very, very old pecan trees will be cut down.
3. I've lost enough trees in Chandler and I hate the thought of losing more.

Signature Marilyn Caldwell

Address 5514 e 5512

The described wording is still somewhat unclear. Canada Ct. Rockwall, Tx.

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

Case No. PZ-94-21-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. Lower MY PROPERTY VALUE
2. ENOUGH TOWNHOUSES IN CHANDLERS
3. PLEASE DO NOT MESS UP A NICE AREA!

Signature Dan Plentz

Address 101 SCEPTRE

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

Case No. PZ-94-21-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. Property Values on Single Home + Multi Home Areas
- 2.
- 3.

Signature Loretta John

Address 5556 Canada Ct.

Rockwall, Tx 75087

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

Case No. PZ-94-21-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. J. Nelson

Address 1127 Signal Ridge Pl  
Rockwall

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

Case No. PZ-94-21-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. next to signal ridge
2. Not suitable for sch. Family Home
3. good use for this land

Signature [Signature]

Address P.O. Box 1572  
Rockwall

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

Case No. PZ-94-21-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. ALREADY A "MULTI-FAMILY" AREA IN SURROUNDING AREA.
2. CHANDLERS LANDING GETS A NICE GREENBELT AREA.
3. PROPOSED DESIGN IS CUSTOM, UPSCALE AND WILL ENHANCE PROPERTY VALUES IN AREA.

WILLIAM C. MONTGOMERY

Signature Willi C. Montgomery

Address 5406 YACHT CLUB DR.

Case No. PZ-94-21-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. Reasonable & prudent use of the unusually shaped property
2. three units does not adversely effect overall density.
3. Greenbelt deeded to C.H. Community Association has several benefits to many

Signature [Signature]

Address Loney 405 Columbia Dr

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

Case No. PZ-94-21-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. Excellent driveway between Signal Ridge & Chandler
2. Entrances other homes along lake & Canada Ct, 95% of which are T.H.s.
3. Will enhance Chandler's generally by donating easements.

Signature [Signature]

Address 5576 Canada Ct Rockwall

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

Case No. PZ-94-21-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 need more housing in Rockwall.
- 2.
- 3.

Signature [Signature]

Address 1316 Prairie Pl.

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

Case No. PZ-94-21-Z

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

(Sorry this is late in Arriving!)

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

1. my mother is interested in buying one of the town houses
2. I may, someday, inherit it! 😊
3. And Rockwall needs this type of dwelling places, soon.

Signature Ms. Donna S. Thompson  
 Address 920 Signal Ridge Pl  
Rockwall

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

Case No. PZ-94-21-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. zoned single family
- 2.
- 3.

Signature Sandy Hanson  
 Address 335 Valiant Dr.

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

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

1. I think Chandlers should stay with Single Family Homes
- 2.
- 3.

Signature Clarice Ottford  
 Address 5622 Cambria

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

Case No. PZ-94-21-Z

2nd

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

(29) 32

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

1. My view will be completely blocked.
2. The beauty of the lot itself will be destroyed because it appears two (2) very, very old pecan trees will be cut down.
3. I've lost enough trees in Chandler's and I hate the thought of losing more.

Signature Marilyn Caldwell

Address 5514 e 5512

The described wording is still somewhat unclear. Canada Ct. Rockwall, Tx.

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

Case No. PZ-94-21-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. Lower MY PROPERTY VALUE
2. ENOUGH TOWNHOUSES IN CHANDLERS
3. PLEASE DO NOT MESS UP A NICE AREA!

Signature Dan Plentz

Address 101 SCEPTRE

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

Case No. PZ-94-21-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. Property Values on Single Home + Multi Home Areas
- 2.
- 3.

Signature Loretta John

Address 5556 Canada Ct.

Rockwall, Tx 75087

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

Case No. PZ-94-21-Z

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

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

1. I DO NOT WANT ANY TOWNHOUSES IN CHANDLERS LANDING
2. I think townhouses DOWN GRADE the LOOK AND VALUE OF subdivisions
- 3.

Signature Janne Patterson

Address Lot 23 - Reliance Ct.

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

Case No. PZ-94-21-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. NO street TO Townhouses - Garbage etc
2. DOWNGRADING ZONING
3. CREATING TOO MUCH traffic for A small property, LINA FROM AUSTRALIA CT. UNITS will become Rental UNITS AS MOST ARE IN CUTTER HILL I + II.
4. There is a purchaser willing TO pay \$20,000 for property AND construct A 3500 Sq Ft House ON property.

Signature D. Butler

Address 458-C Yacht Club Dr

Rockwall, TX 75087

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

Case No. PZ-94-21-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. We feel there are ample multi family / townhomes in this area.
- 2.
- 3.

Signature Leland D. Peterson

Address 203 Harbor Landing

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

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. Limit density of units, - No increase in Chaddlers Landing needed.
2. Question environmental impact on area.
3. Question impact on traffic.

I vote NO.

Signature R.C. Forester  
 Address 6101 Volunteer Pl.  
Rockwall, Tx 75087

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

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

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

1. I AM OPPOSED TO CHANGING LAND USE DESIGNATION WHICH WOULD RESULT IN HIGHER DENSITY DEVELOPMENT. ROCKWALL NEEDS
2. HIGH QUALITY / LOW DENSITY DEVELOPMENT SO AS TO INCREASE TAX BASE BUT LESSEN THE IMPACT OF GROWTH ON EXISTING TAXPAYERS.
- 3.

Signature Rich Wimpee  
 Address 5505 YACHT CLUB DR  
Rockwall Tx 75087

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

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. more traffic
2. Leads to tenant occupancy and lack of personal property care / Decreased values
3. Overcrowding
4. We already have enough multi family properties in Chaddlers.

Signature Joseph Meyer  
 Address 38 Quaker Pl.

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



Case No. PZ-94-21-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. *no townhouses ↑ population density + ↓ property values*
- 2.
- 3.

Signature *Carl [unclear]*

Address *5304 Yacht Club*

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

Case No. PZ-94-21-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. *Density*
2. *Re-zoning only makes lots smaller*
3. *Spyglass IV & V were reported to cut density. So why all density?*

Signature *Keith E. Karpman*

Address *123 Yacht Club Dr + 260 H.M. Chandler*

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

Case No. PZ-94-21-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. *To closed to my property - which was bought as single family dwelling - not "townhouses"*
- 2.
- 3.

*please provide mailing address in the future*

Signature *[Signature]*

Address *265 Monticello Greenwood, IN 46142*

*property - Michael Lane*

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

Case No. PZ-94-21-Z

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

I am <sup>strongly</sup> opposed to the request for the reasons listed below X

1. Decreases Property Values in the Adjacent Community
2. Increases Density from that of previously planned Community.
3. This lot was developed and sold as a single family lot and should remain same.

Signature Dad Gundy

Address PO Box 6476 Baltimore Maryland 21230

Why have zoning in Rockwall, if a developer can simply buy a single family lot and routinely convert to multiple family site. The motivation is simply profit and not community.

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

Case No. PZ-94-21-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. LOWER MY PROPERTY VALUE
2. Also, we HAVE ENOUGH TOWN HOMES IN CHANDLER
3. PLEASE, THIS IS TERRIBLE TO MESS UP A NICE AREA.

Signature Don R. Plunk

Address 101 SCOTTY

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

Case No. PZ-94-21-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. Congested Area
2. Originally zoned single family - seclusion
3. Advantage to developer - we the people standing will have to pay the upkeep on green belt - More green belt takes away privacy

Signature [Signature]

Address 5533 Canada Ct.

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

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

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

1. De lack of Privacy - This would be a paved green belt behind my house.
2. Will lower the value of my new home.
3. Chandler does not need to assume more green belt to maintain. This would be a plus for the developer not a plus for existing home owners.

Signature [Signature]

Address 5510 Canada CT

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

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

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

1. OPPOSED TO ANY INCREASE IN DENSITY
- 2.
- 3.

Signature [Signature]

Address 924 SIGNAL RIDGE  
ROCKWALL, TX  
75087

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

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

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

1. Too many town houses
- 2.
- 3.

Signature [Signature]

Address 5614 CAMBRIA

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

Case No. PZ-94-21-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. DENSITY IS FAR TOO HIGH FOR THIS AREA
2. ACCESS & PARKING WILL BE VERY DIFFICULT.
3. I DO NOT THINK IT WISE TO ALLOW EVERY SQUARE FT. of LAKEFRONT TO BE PAVED OVER & BUILT UPON.

Signature John & Tamara Bayne

Address 1234 Signal Ridge Place  
Rockwall TX 75087  
214-722-8608

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-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. TRAFFIC
2. CONGESTION
3. ESTHETICS

Signature Paul J. Kozel

Address 5536 Conata Ct  
Rockwall TX

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-Z

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

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

1. Rockwall + Chandler's is turning into a hodgepodge of styles at the direction of the builders.
2. The builders have no directions or standards & if they do not we watch to make sure they allow them.
3. The next thing I expect to see is a hot pink block style hotel go up on the lake.

Signature Ronald J. Coleman

Address 228 Sovereign Ct  
Rockwall, TX

We already have enough townhouses on the lakefront which should never have been allowed (where is P+Z)?

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-Z

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

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

1. I am opposed to any down-zoning in Chandler's landing. Any further re-zoning should be towards
2. Less, not more, density.
- 3.

Signature Mary-ellen Kummerich

Address 117 Sceptre Drive  
Rockwall, Tx. 75087

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

Case No. PZ-94-21-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. Less, not more density
2. Lack of Privacy
3. Do not need additional green belt

Signature Grace Connelly

Address 331 Valiant Dr.

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

Case No. PZ-94-21-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. Purchased home with knowing it was
2. a single family area,
- 3.

Signature John Dodley  
Address 102 Resolute

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

Case No. PZ-94-21-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. Population density too high
2. Too much traffic adding danger to children
- 3.

Signature Edward Egebroten  
Address 5566 Canada Ct

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

Case No. PZ-94-21-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.

2.

3.

Signature *Theresa Light*

Address 104 Resolute Ln.

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

Case No. PZ-94-21-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.

2.

3.

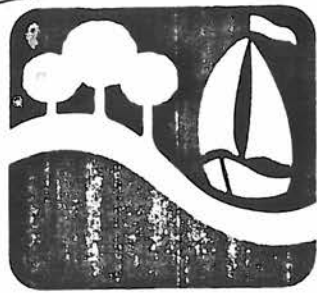
Signature *Posi Farley*

Address 429 Columbia

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

Every house on Canada Ct. is against the request, We are all <sup>within</sup> 200 ft from the proposed change.

3514  
5516  
5572  
5510



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

**PUBLIC NOTICE**

The Rockwall City Council will hold a public hearing on Wednesday, November 7, 1994 at 7:00 p.m. in City Hall, 205 W. Rusk St., Rockwall, Texas, to consider the approval of a request from Neal Jones for an amendment to PD-8 to change the land use designation of one lot currently designated as zero lot line to townhome classification and a replat for the Sanctuary in Chandlers Landing, more and further described as Lot 21, Block A of the revised plat of Chandlers Landing Phase 17.

The developer is proposing to construct 3 townhouses located on the above described lot and replat the property into 3 residential lots and greenbelt. The existing lot contains 1.09 acres. The proposed residential lots will contain a minimum of 4400 square feet for each lot. The balance of the lot will be dedicated as greenbelt.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by November 4, 1994:

*Denise LaRue*  
Denise LaRue, Community Development Coordinator

Case No. PZ-94-21-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. A financial gain for the developer but a financial burden for individual lot owners.
2. We built a very nice home
3. on a waterfront lot, knowing the lots around us were zoned single family, lack of privacy over

Signature Jimmy Deay  
Cynthia Deay  
Address 5516 Canada Ct



This rezoning will hurt our investment. We would not have built such an expensive home if it had not been zoned single family.

3. When this lot was purchased the developer knew how it was zoned. I feel the reason that the zone change is being requested is that the cost to develop this lot as one single <sup>family resident</sup> would not be as cost effective as 3 townhouses, the zone change would certainly be a good & profitable change for the developer but it would take away value from the nearby home owners. The reason for the developer to give up part of the lot has a 2 fold benefit for him; - he would not have to maintain or pay taxes on this part of his lot. This is not fair to us. This is relieving the developer of part of his responsibility & creating more responsibility for Chandlers Sanding. Please think about the change. I feel the developer is gaining a lot & would be a extremely financial gain for him & not enough gain for Chandlers Sanding.

Case No. PZ-94-21-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 should promote single family not townhomes or Apartments
- 2.
- 3.

Signature *Beth M. Orader*  
 Address 103 Weatherly Ln.

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

Case No. PZ-94-21-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.
- 2.
- 3.

Signature *Owner 3*  
 Address 504 Columbia

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

Case No. PZ-94-21-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.
- 2.
- 3.

Signature *Owner 3*  
 Address 502 Columbia

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

Case No. PZ-94-21-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. That would increase the population per area
2. Introduce a type of home not within the
3. Original planning.

PH 4  
LOT 1  
BLK B

Signature Tom + Sue Roe  
 Address 7502 Olympia  
Houston, TX  
77063

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

Case No. PZ-94-21-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 enough Condos + Town homes in the area.
- 2.
- 3.

Signature Miss Ann Roberts  
 Address 101 Centre St.

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

Case No. PZ-94-21-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. Waltham Plots & Townhouses Now.
2. Parking at Chandlers is already a problem.
3. Traffic is very congested at Chandlers + on FM 7410

Signature [Handwritten Signature]

Address 5540 Canada Ct  
Rockwall, Tx

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

Case No. PZ-94-21-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. Do NOT want to increase density
2. Real estate more difficult because financing generally requires a higher percent down payment on attached housing.
3. Decreases the property values of the surrounding single family homes
4. The person who owns the property bought it knowing what it was zoned for

Signature [Handwritten Signature]

Address 5905 Ranger Drive

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

Case No. PZ-94-21-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 ADDITION OF MORE TOWNHOMES AS OPPOSED TO SINGLE FAMILY DWELLINGS IN CHANDLERS LANDING WOULD HAVE
2. A GREATER ADVERSE EFFECT ON AREA CONGESTION AND TRAFFIC. THIS WOULD ALSO SUPPRESS HOME VALUES IN THIS SUBDIVISION
- 3.

Signature John R. Harris  
Address 5539 CANADA CT.

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

-----  
Case No. PZ-94-21-Z

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

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

1. The integrity & intent of the original Chandlers Landing Platting should be maintained
2. We don't need any more townhouses
- 3.

Signature John Mayes  
Address 305 Hedley Landings Dr.

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

Case No. PZ-94-21-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. Too congested
2. Decreases property value
3. Destroys natural environment

Signature *Jerry Shah*

Address 5606 Canada Court  
Rockwall, TX 75087

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

Case No. PZ-94-21-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. WE HAVE ENOUGH CONDOS IN RUNDOWN CONDITION NOW!
- 2.
- 3.

Signature *[Signature]*

Address 9/29/94

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

Case No. PL-94-21-L

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

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

1. We now have far too many lakefront townhouses.
2. Lot is now properly zoned for a premium residence.
3. Zoning for single family is greatly upgrading the image of Chandlers.

Signature Mr & Mrs Kenneth Mart  
Address 5554 Canada Court  
(owners of 5707 Southern Cross)

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

Case No. PL-94-21-L

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

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

1. We now have far too many lakeside townhouses.
2. Lot is now properly zoned for a premium residence.
3. Zoning for single family is greatly upgrading the image of Chandlers.

Signature Mr & Mrs Kenneth Mart  
Address 5554 Canada Court  
(owners of 271 H Chandler Dr)

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

Case No. PZ-94-21-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. We now have far too many lakefront townhouses,
2. Lot is now properly zoned for a premium residence,
3. Zoning for single family is greatly upgrading the image of chandlers,

Signature Mr & Mrs Kenneth Martin

Address 5574 Canada Court.  
(owners of 339 H, Chandler)

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

Case No. PZ-94-21-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. IF UNDERSTANDING CORRECTLY, THIS IS REQUESTING TO  
~~1.~~ RAISE THE POPULATION COUNT PER SQUARE MILE. I BELIEVE  
 THE PEOPLE OF ROCKWALL WOULD PREFER MORE CONTROL TOWARDS  
 2. SMALLER NUMBERS.

2. TOWN HOUSE CONSTRUCTION WOULD DEVASTATE THE EXISTING GREENBELT AREA. SEE CHANDLERS PHASE 17 (?) AND CONSTRUCTION ON SUMMER LEE FOR EXAMPLES OF TODAY'S CONSTRUCTION PRACTICES.

Signature Star Seity

Address 108 VALKYRIE PLACE

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



Case No. PZ-94-21-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. *Chandlers doesn't need any more density*
- 2.
- 3.

Signature Jinda Armstrong  
Address 17 Intrepid Cir

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

Case No. PZ-94-21-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. *We now have far too many lakefront townhouses.*
2. *Lot is now properly zoned for a premium residence.*
3. *Zoning for single family is greatly upgrading the image of Chandlers.*

Signature Mr & Mrs Kenneth Marti  
Address 5554 Canada Court.  
*(owners of 440 F Yacht Club Dr.)*

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

Case No. PZ-94-21-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 Imelda Galindo

Address 3133 Bourbon St.

Own Unit 147 Spyclass Hill

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

Case No. PZ-94-21-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. Traffic congestion
- 2.
- 3.

Signature Thomas L. Johnson

Address 5813 Yacht Club Dr

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

Case No. PZ-94-21-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 would reduce the value of my home
2. overcrowding
3. low

Signature [Handwritten Signature]  
Address 420 Columbia Dr

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

Case No. PZ-94-21-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. NO more town houses
- 2.
- 3.

Signature [Handwritten Signature]  
Address 407D Yacht Club

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

Case No. PZ-94-21-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 wish to keep area zoned as single family.
2. Chandler's has enough townhomes which look dilapidated.
3. This change will decrease our home values.

Signature Amanda White

Address 1029 Courageous

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

Case No. PZ-94-21-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. Too CROWDED - SINGLE HOMES ONLY
2. S.R.
- 3.

Signature Salvatore S. Repollo

Address 5713 Southern cross Dr  
Rockwall TX

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

Case No. PZ-94-21-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 David S. Crutchfield  
DAVID S. CRUTCHFIELD  
Address 630 COURAGEOUS DR

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

Case No. PZ-94-21-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. ALREADY TOWN HOMES & CONDOS IN AREA
- 2.
- 3.

Signature Wendie Eick  
Address 3107 Bowler St

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

Case No. PZ-94-21-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. This will increase population density
2. Townhouses are not as good for
3. property values

Signature C. L. [unclear]

Address 5304 Yacht Club

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

Case No. PZ-94-21-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. There are enough multi-family homes in the area;
2. please keep it single family classification
- 3.

Signature Lieutenant Peterson

Address 203 Harbor Landing Dr.

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

Case No. PZ-94-21-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. Chandlers does not need a brand name
2. "Town Homes" to bring down the property
3. Values of the single family dwellings in our neighborhood.

Signature Carly & Van Walker

Address 126 Sceptre Dr.  
Rockwall

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

Case No. PZ-94-21-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 AM OPPOSED TO CHANGING THE CLASSIFICATION FROM SINGLE FAMILY TO TOWN HOUSE. I DO NOT FEEL THIS IMPROVES THE VALUES OF OUR PROPERTIES.
2. ~~WE DO NOT NEED MORE DENSITY OF HOMES / PEOPLE.~~ WE DO NOT NEED MORE DENSITY OF HOMES / PEOPLE.
- 3.

Signature [Handwritten Signature]

Address 5603 Yacht Club Dr.

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

Case No. PZ-94-21-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. Will increase population Density - stress to roads, parks, services
2. Will attract lower income owners ~~at~~ unless sq ft > 2500
3. Will attract young adults w/o families which will bring a rowdy element to the community. Fast traffic, parties less care for dwellings and landscape. Too many penthouses etc.

Signature Curtis Dove

Address 208 Harbor Landing

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

Case No. PZ-94-21-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. There are sufficient multi-units in Chandler's Landing already.
- 2.
- 3.

Signature P. M. Capri

Address 323 Yacht Club Dr.

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



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. Lowers the standard we want to maintain in our community.
2. Generally Lowers Property Value of Surrounding residences
3. There is currently a surplus of that type of housing as it is, which creates an unfavorable balance between single family dwellings + town house classification

Signature Kathryn Judd *Blaine Judd*  
 Address 316 Harbor Landing

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

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

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

1. Against making exceptions to zoning ordinance.
2. Prefer single family housing in our area.
3. This area should be used as a greenbelt.
4. Concern regarding quality of structure - Rockwall Building Code is not very stringent.

Signature Barbara R. Trego  
 Address 102 Eastman Place

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

Case No. PZ-94-21-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. Prefer to keep community single family
2. enhances property values
3. MORE PLEASING atmosphere as single family vs apartment complex feel w/ townhomes.
4. w/ single family owner has a greater vested interest in the community.

Signature Marvin C. Reynolds Jr  
Address 319 Harbor Landing Dr.

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

Case No. PZ-94-21-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. Today's condos become tomorrow's apartments, which become tomorrow's slums. I have seen this happen!
2. There is plenty of land in Rockwall for this project.
3. The thought in the neighborhood because it appeared to be family homes

4. No!

Signature Dorothy M. Jimmy Talbot  
Address 103 Seepres

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

-----  
Case No. PZ-94-21-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 Michael Martin

Address 105 Eastern Place

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

-----  
Case No. PZ-94-21-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. FOR PROGRESS TO THE NEIGHBORHOOD!
- 2.
- 3.

Signature C. E. Beck

Address 1516 Signal Ridge Place

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

Case No. PZ-94-21-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. This lot is a single family house lot was plotted as such, sold as such and should remain same
2. Increases density of families and will reduced bordering values,
3. Oppose developer buying a single family house lot and then automatically because he is a developer is able to get higher density of homes on a lot designated as single family house.

Signature David Gardner

Address 928 Signal Ridge

ALSO own Lot 16 Phase I 10 Intrepid

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

Case No. PZ-94-21-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. Will lower the value of existing detached single family homes
2. Too much traffic on Yacht Club
3. Lot sizes & square footage should be increased not decreased to maintain property value & integrity of Chandlers

Signature August Bato

Address 413 Yacht Club Drive, Chandlers, Rockwall TX 75087  
mailing address.  
10708 Summersdown Dr.  
Great Falls Va 22066

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

Case No. PZ-94-21-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 Mary T. Koffino

#810 Signal ledge  
#816 " " Address 3920 Fairlakes  
Dallas TX 75228

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

Case No. PZ-94-21-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. This lot is probably best suited for a town
- 2. house application.
- 3.

Coleman Builders

Signature John Crawford III  
Address John C. Crawford

101 & 103 Independence  
Chandler's Landing

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

Case No. PZ-94-21-Z

I am in favor of the request for the reasons listed below Ruth M. Lennon O'Connor

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

- 1.
- 2.
- 3.

Signature Ruth M. Lennon O'Connor

Address 12402 Montego Place  
(5574 Canada Court)

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

Case No. PZ-94-21-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. Krebs

Address 5710 Southern Cross

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

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 concept Neil has prepared is much needed at Chandlers.
2. This is the highest & best use for this unusual shaped lot.
3. This project would be a great addition to Chandler properties

Signature Cissi Scott

Address 5701 Yacht Club  
Rockwall 75087

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

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 this will be a logical zoning for this property
- 2.
- 3.

Signature Stephanie McLoay

Address 610 Severice Ct

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

Case No. PZ-94-21-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'm on the Chandler's Environmental
2. Committee. I've seen the proposed
3. plan and it's beautiful. It will benefit Chandler, it's a good use of the property and will afford us a means of fencing between Chandler and Signal Ridge.

Signature Janis Hurdge

Address 6007 Volunteer Place  
Rockwall, TX 75087  
214-771-8144

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

Case No. PZ-94-21-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. Backs up to Condominium homes
2. Other town houses adjacent
- 3.

Signature Jerry Kerbo

Address 3152 Bourbon St.

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



Case No. PZ-94-21-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 \_\_\_\_\_

The Sanctuary

1. It will be an asset to the community
2. Quality construction with excellent use of the lot
- 3.

Signature Karen Maloney  
Address 5735 Southern Cross

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

-----  
Case No. PZ-94-21-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 have seen the plans & it looks like it would be
2. an asset to the neighborhood
- 3.

Stephanie Falvey  
Signature Stephanie Falvey  
Address 205 Harbor Landing DR

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

Case No. PZ-94-21-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. No Objection -
- 2.
- 3.

Signature *M. P. [unclear]*  
Address 5711 Southern Cross  
Rockwall

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

Case No. PZ-94-21-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 *H. Frank Brown*  
Address 426 B Yacht Club Drive

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

Case No. PZ-94-21-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 see nothing unreasonable about this request*
- 2.
- 3.

Signature Alvin + Gayle Rick  
Address 5408 Yacht Club Dr

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

Case No. PZ-94-21-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. *land is better suited to town-house*
2. *than single family. a*
3. *as need for town-house type of housing needed.*

Signature Robert Smith  
Address 5610 Cambria

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

Case No. PZ-94-21-Z

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

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

- 1.
- 2.
- 3.

Signature Jimmy J. Butera Sr.

Address Victory Lane  
Chandler Landing

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

Case No. PZ-94-21-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. Chandler's mgmt. thinks it's
2. a good idea.
- 3.

Signature Ralph Lange

Address 606 Severig & Ct

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

Case No. PZ-94-21-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 *Goffy E. Barist*

Address *424 Columbia Drive*

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

Case No. PZ-94-21-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. *PLANS ARE THE BEST IDEA FOR THAT ODD-SHAPED PROPERTY.*
2. *OUR ENVIRONMENTAL COMMITTEE WILL HAVE CONTROL OVER USE.*
- 3.

Signature *A. W. Gilbert*

Address *103 GENESTA PLACE*

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

Case No. PZ-94-21-Z

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

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

1. depreciates bordering property values.
2. originally platted as a single family house lot should remain the same.

3. Why have zoning in Rockwall when any developer can buy a single family house lot and convert into higher density development site.

Signature Dad Gardner

Address 927 Signal Ridge

Also own Lot 16 Phase I Chandlers (10 Intrepid)

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

Case No. PZ-94-21-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. We now have far too many lakefront townhouses.
2. Lot is now properly zoned for a premium residence.
3. zoning for single family is greatly upgrading the image of Chandlers.

Signature Mr & Mrs Kenneth Martin

Address 5554 Canada Court  
(owners of same)

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

Case No. PZ-94-21-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. TOO MANY TOWNHOUSES IN CHANDLERS LANDING NOW.
2. DEVALUUS THE PROPERTY AND THE QUALITY OF CHANDLERS BY HAVING TOO MANY PEOPLE LIVING HERE.
- 3.

Signature

R. H. [Signature]

Address

6 [Address]

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

Case No. PZ-94-21-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. Such a change would cause a decrease in my property value, since it was zoned for
2. single family housing - not town houses
3. Such a move would add traffic and congestion
4. Such a change would overcrowd school & impact unfavorably on the aesthetics of the area

Signature

Marvin J. Stone, M.D.

Address

Lot 15 [Address]

We cannot attend because we will be out of town.

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

Case No. PZ-94-21-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. We now have far too many lakefront townhouses
2. Lot is now properly zoned for a premium residence.
3. Zoning for single family is greatly upgrading the image of Chandlers.

Signature Mr & Mrs Kenneth Mast

Address 5554 Canada Court  
(owners of 5552 Canada Court)

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

Case No. PZ-94-21-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. Lower our real estate valuation
2. Reduce Chandlers security
- 3.

Signature Loretta Peter Rev. Trust

Address 5556 Canada Court

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



Case No. PZ-94-21-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. Single family homes on large lots more popular than apartments or houses on small lots.
2. a local developer has requested zone change to much larger lots for single family homes.
3. Mayor says developers are finding it more economically viable to build single-family homes on large lots.

Signature John W. Daisey

Address 204 Sovereign Court

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

Case No. PZ-94-21-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

- SEWER SYSTEM ADJACENT TO PLOT IN RAVINE HAS OVERFLOWED 4-8
1. TIMES THIS YEAR WITH ACCOMPANYING, BAD SMELLS & THIS
  2. PROBLEM SHOULD BE CORRECTED BEFORE ANY MORE CONSTRUCTION.
  3. FURTHER DESTRUCTION OF ECOSYSTEM NEAR LOT 21 BLOCK A IS UNACCEPTABLE.

Signature Juni Norlund

Address 5543 CANADA COURT  
ROCKWALL TEXAS  
75087

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

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

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

1. Single Family Homes Have More Value
2. The density of town homes would be excessive
3. A planned community should not be unplanned for fiscal gain of developers.

Signature Richard M. Sejer

Address 202 Rainbow

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

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

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

1. Fee will ~~decrease~~ my property value.
2. Open door for further development along lake side
3. Obvaining my lakeside view which I paid more for than if did not have ~~lakeside~~ lakefront Condo.

~~Prep~~ Property owner at Signal Ridge Condos.

Signature L. Gawn

Address 15 Stetson Ct.  
Plymouth, MA 02360

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

-----  
Case No. PZ-94-21-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. NOT PROVIDED ADEQUATE INFORMATION TO MAKE AN INFORMED DECISION
- 2.
- 3.

Signature Jesuit College Prep  
Paul C. Berwick  
Address 12345 Inwood Rd.  
DLS, TX 75244

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

-----  
Case No. PZ-94-21-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. NOT PROVIDED ADEQUATE INFORMATION TO MAKE AN INFORMED DECISION
- 2.
- 3.

Signature WALSH, JAMES  
By Jesuit College Prep  
Paul C. Berwick  
Address 12345 Inwood Rd.  
DLS, TX 75244

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

Case No. PZ-94-21-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. EXISTING DENSITY & EXISTING TOWNHOUSES
2. ALREADY ADVERSELY AFFECT PROPERTY  
VALUES. TOO MANY TOWNHOUSES BECOME
3. RENTAL UNITS. MORE UNITS WOULD LOWER  
PROPERTY VALUES FURTHER.

Signature H. A. Phoch  
 H. A. Phoch  
 Address 222 SWEDEIGH CT.

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

Case No. PZ-94-21-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.

P14 17  
 LOT 7  
 BLK E

Signature Donald L Briggs  
 Address MR./MRS. DON BRIGGS  
2561 S.E. MARIUS ST.  
PORT ST. LUCIE, FL 34952

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

Case No. PZ-94-21-Z

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

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

I ABSTAIN

1. This is not a clear explanation
2. The map is not readable
3. Or understandable

Shame

Signature Barbara J. Sykes

Address 13 Intrepid  
Circle

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-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 would like know the
2. difference Pd-8 to PD-8
3. is. Thanks Dr. R. Mosley

Signature \_\_\_\_\_

Address \_\_\_\_\_

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

Case No. PZ-94-21-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.

*We Need More Housing In Rockwall!*

PH 10  
LOT 13  
BLK A

Signature *R. J. Lathan*  
Address 4316 Prairie Place

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

Case No. PZ-94-21-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.

*It is the only possible way to use this land.*

PH 10  
LOT 13  
BLK A

Signature *D. Henderson*  
Address 438 Columbia

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

Case No. PZ-94-21-Z

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

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

- We built a beautiful spacious 4000+- sq-ft home
1. on a water front lot with the understanding the zoning of the undeveloped lots were Pd-g- single family
  2. Our investment of a private home will be lessen by more town houses
  3. Congestion of the area is taking away from the serenity of a single family area.

Signature Jimmy Seay  
 Address 5516 Canada Ct.

WITHIN 200'

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

Case No. PZ-94-21-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. Chandler doesn't need any more density
- 2.
- 3.

Signature P Armstrong  
 Address 275 Sovereign Ct

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

Case No. PZ-94-21-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. ~~set back of property~~
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

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

Case No. PZ-94-21-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. Not enough information
2. Two Items lumped together — sewer / Replat
3. Both items are adjacent to my property 5514 Canada Court

WITHIN 200'

Signature Marilyn Caldwell

Address 5514 Canada Court  
Rockwall, Tx. 75087

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



Case No. PZ-94-21-Z

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

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

1. There are single family homes around the clubhouse and it would detract from the area
2. It would drop the housing values
3. Chandlers already has too many shabby down homes.

PH 1  
LOT 12

PH 18  
LOTS 7, 8, 9, 11  
BLK B

PH 20  
LOT 8  
BLK A

Signature CW Wells

Address \_\_\_\_\_

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

Case No. PZ-94-21-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. According to the map, this would mean clearing the trees along the creek therefore losing all our birds, squirrels
2. etc. Also, the land erosion would be tremendous. We are about to wash in the lake now from all
3. the clearing and construction above us. Our streets and highways are so congested now, Highway 30 is not going to solve this. We need a park, access to the lake etc. Help!

Signature Mrs & Mrs H. Andrews

Address 1233 Signal Ridge Place

WITHIN 200'

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

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Case No. PZ-94-21-Z

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

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

**Gary Josephson**  
General Manager



*Chandlers Landing Community Association*  
P.O. BOX 638  
ROCKWALL, TEXAS 75087  
(214) 771-1593

*incorrect and the  
highlighted section  
map is inaccurate*

Signature \_\_\_\_\_

*G. Josephson G.M.*  
*CHANDLERS LANDING Community Assoc.*

Address \_\_\_\_\_

*P.O. Box 638  
Rockwall, TX 75087*

**205 West Rusk**

**Rockwall, Texas 75087**

**(214) 771-7700**

94-21-PP/Z To consider approval of a request from Neil Jones for an amendment to PD-8 Single Family (Planned Development-8) Classification to PD-8 Town House classification and Final Plat/Replat for the Sanitary in Chandlers Landing.

1.0870 acre being Lot 21, Block A of the revised plat of Chandlers Landing Phase 17, E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas.

**PUBLIC NOTICE**

The Rockwall City Council will hold a public hearing on Wednesday, November 7, 1994 at 7:00 p.m. in City Hall, 205 W. Rusk St., Rockwall, Texas, to consider the approval of a request from Neal Jones for an amendment to PD-8 to change the land use designation of one lot currently designated as zero lot line to townhome classification and a replat for the Sanctuary in Chandlers Landing, more and further described at Lot 21, Block A of the revised plat of Chandlers Landing Phase 17.