

# City Of Rockwall

## Community Development Request Application

96-83-CP

**Items Submitted:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Plan               | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Final Plat       | <input checked="" type="checkbox"/> Concept Plan | <input type="checkbox"/> Landscape Plan         |
| <input type="checkbox"/> Replat           | <input type="checkbox"/> Overlay District        | <input type="checkbox"/> Treescape Plan         |
| <input type="checkbox"/> Vacation of Plat | <input type="checkbox"/> Building Elevations     | <input type="checkbox"/> Zoning / PD Request    |

**Description**

Addition Name: Spyglass Hill Phase IV Current Zoning: PD-8

Proposed Zoning: \_\_\_\_\_ No. Of Acres: 6.88 No. Of Lots: \_\_\_\_\_ No. Of Units: 96

General Location of Property (or) Address: Chandlers Landing

Proposed Use For Property: 96 Condominium Residences

Owner's Name: D. Wayne Whitman

Applicant's Name: The Rockwall Spyglass J.V.

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 272 Henry M. Chandler Dr.

Address: 301 Harbor Landing

City, State, Zip: Rockwall, TX 75087

City, State, Zip: Rockwall, Texas 75087

Phone: 972-771-2949

Phone: 972-772-1932

Representative's Name: \_\_\_\_\_

Submitted By: Jim Mabrey

Company: \_\_\_\_\_

Company: The Rockwall Spyglass J.V.

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

Address: 301 Harbor Landing

City, State, Zip: \_\_\_\_\_

City, State, Zip: Rockwall, TX 75087

Phone: \_\_\_\_\_

Phone: 972-772-1932


**Submittal Fee: (Notaries are available)**

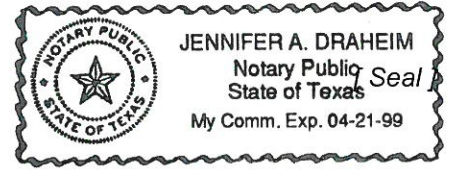
**BEFORE ME**, a Notary Public, on this day personally appeared James L. Mabrey the undersigned applicant, who under Oath, stated the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this 23 day of October, 1996.

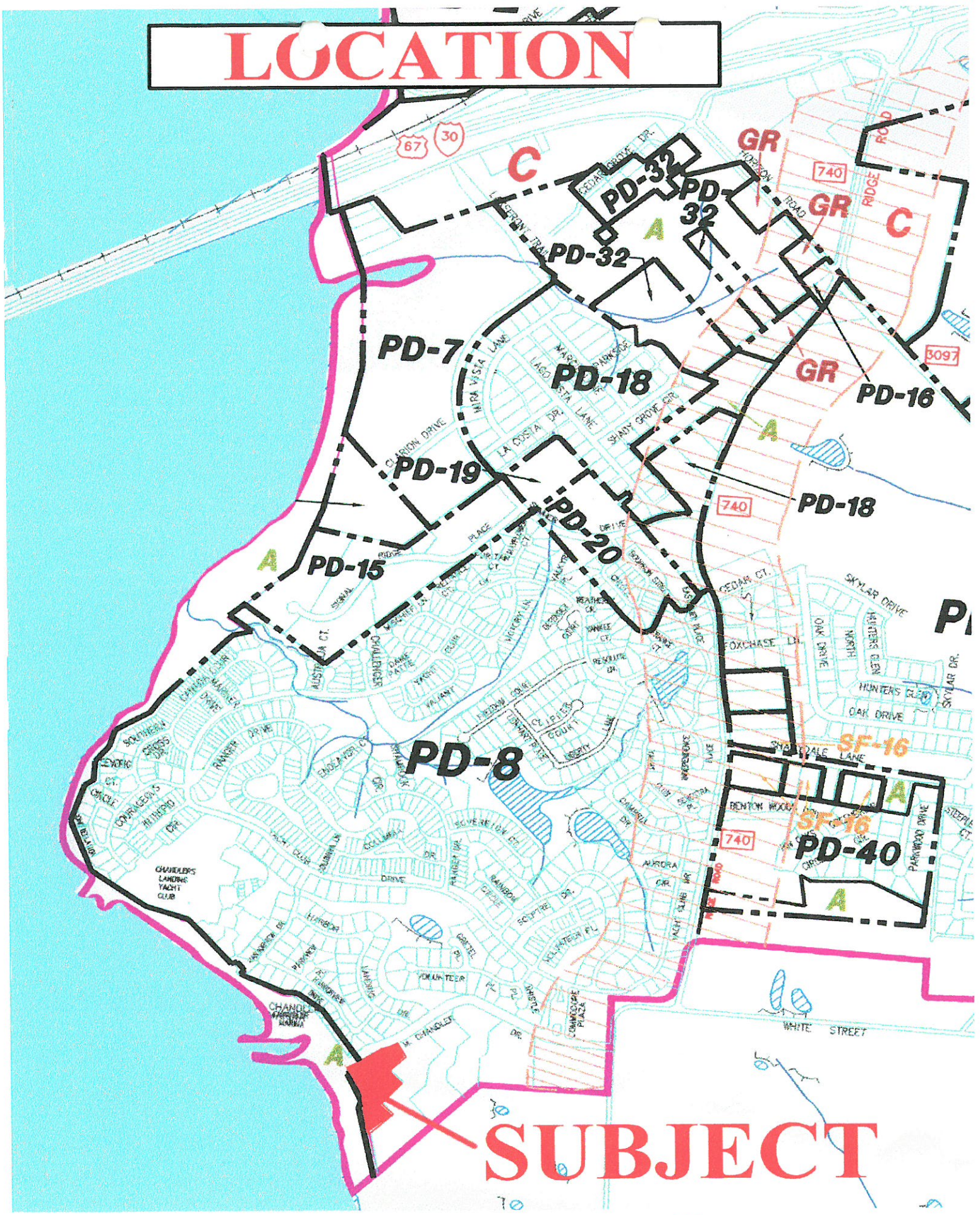
  
 Applicant Signature

SUBSCRIBED AND SWORN TO before me, this 23 day of October, 1996.

\_\_\_\_\_  
 My Commission Expires \_\_\_\_\_  
  
 Notary Public in & for the State of Texas



# LOCATION



# SUBJECT

96-83

96-83

**MABREY & PARTNERS, LTD.**  
**301 Harbor Landing Dr.**  
**Rockwall, TX 75087**  
**PHONE: 214-772-1932**  
**FAX : 214-772-1901**

**FILE COPY**

**- Fax Cover Sheet -**

**Date:** 10/29/96  
**Pages:** 1 (Including Cover Page)  
**To:** Bill Crolley  
**Fax Phone:** 214-771-7727  
**From:** Jim Mabrey  
**Subject:** 6.88 acres/Spyglass Hill Phase IV- Rockwall

Bill -

As per our conversation, please table the above referenced Platting case so we can discuss it further.

Thanks,  


**City of Rockwall  
City Council**

**Agenda Date:** November 18, 1996

**Applicant:** Rockwall Spyglass Joint Venture

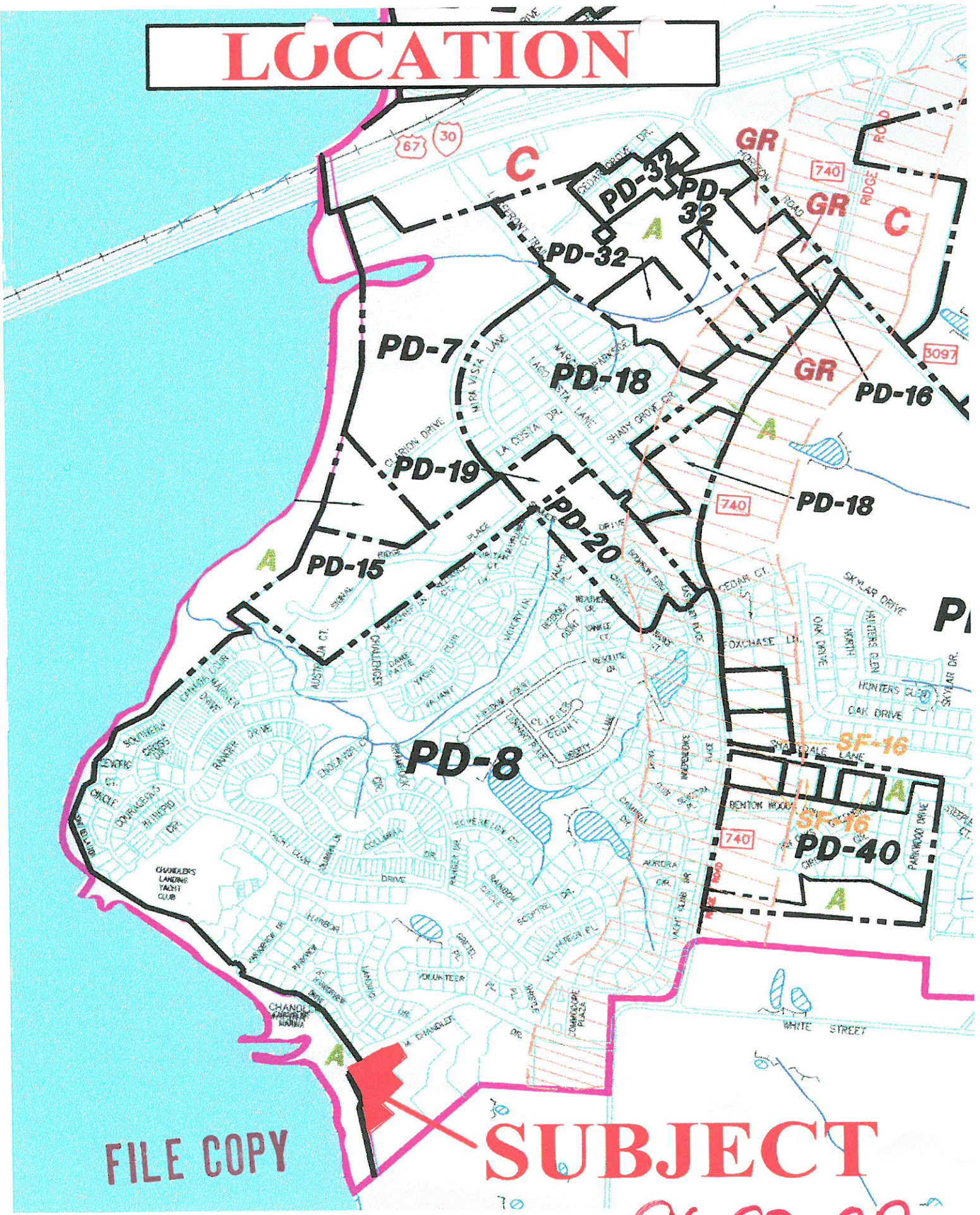
**Agenda Item:** **96-83-CP**  
A request for concept plan for a residential development consisting of approximately 96 units generally located north of Henry M Chandler Drive along the lake named Spyglass Hill Phase IV.

**Action Needed:**

**Background Information:**

**P & Z Recommendation:**

# LOCATION



FILE COPY

# SUBJECT

96-83-CP

# MARINA VILLAGE CONDOMINIUMS

*96 Lakeside Condominium Residences*

Ridge Rd.

Henry M. Chandler Dr.

SUBJECT

CHANDLER'S LANDING MARINA

96-83-CP

ORDINANCE NO. 92-39

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 MULTIFAMILY TO ZERO LOT LINE AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-8, 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 from multifamily to zero lot line residential was submitted by Wayne Whitman on a 6.8 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 Zero Lot Line residential development and shall be regulated by the following area requirements. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for said use.

#### Area Requirements

1.	Minimum Lot Area	5,000 sq.ft.(except as shown on the attached development plan, Exhibit "B")
2.	Maximum No. of Units per Lot -	1
3.	Minimum Sq. Footage per Unit -	1,700 sq. ft.
4.	Minimum Lot Frontage -	50 ft.
5.	Minimum Lot Depth -	90 ft. (except as shown on the attached development plan, Exhibit "B")
6.	Minimum Front Setback -	25 ft.
7.	Minimum Rear Setback -	20 ft. on Lots 16-28 10 ft on all other lots
8.	Minimum Side Setback - Zero Side Maint Easement Side - Abutting Street - Abutting Arterial -	0 ft. 10 ft. 15 ft. 20 ft.
9.	Maintenance Easement -	5 ft.
10.	Distance between buildings on the same lot -	10 ft.



- |     |  |                  |
|-----|--|------------------|
| 11. | Maximum Building Coverage -                  | 50%              |
| 12. | Maximum Building Height -                    | 30 ft.           |
| 13. | Minimum No. of Offstreet<br>Parking Spaces - | 2 + 2 car garage |
- C. All development of this tract shall be in accordance with and regulated by the approved development plan as shown on Exhibit "B", attached hereto and made a part hereof.
- D. The maximum height of structures, as calculated under the Comprehensive Zoning Ordinance, which may be constructed on lots 16-27, as shown on the approved development plan attached as Exhibit "B", shall not exceed the following elevations:
- Structures on Lots 24-27 shall not exceed an elevation of 508  
Structures on Lot 23 shall not exceed an elevation of 504  
Structures on Lot 22 shall not exceed an elevation of 498  
Structures on Lots 20-21 shall not exceed an elevation of 494  
Structures on Lots 16-18 shall not exceed an elevation of 485
- E. No driveways shall be permitted on to Henry M. Chandler Drive.

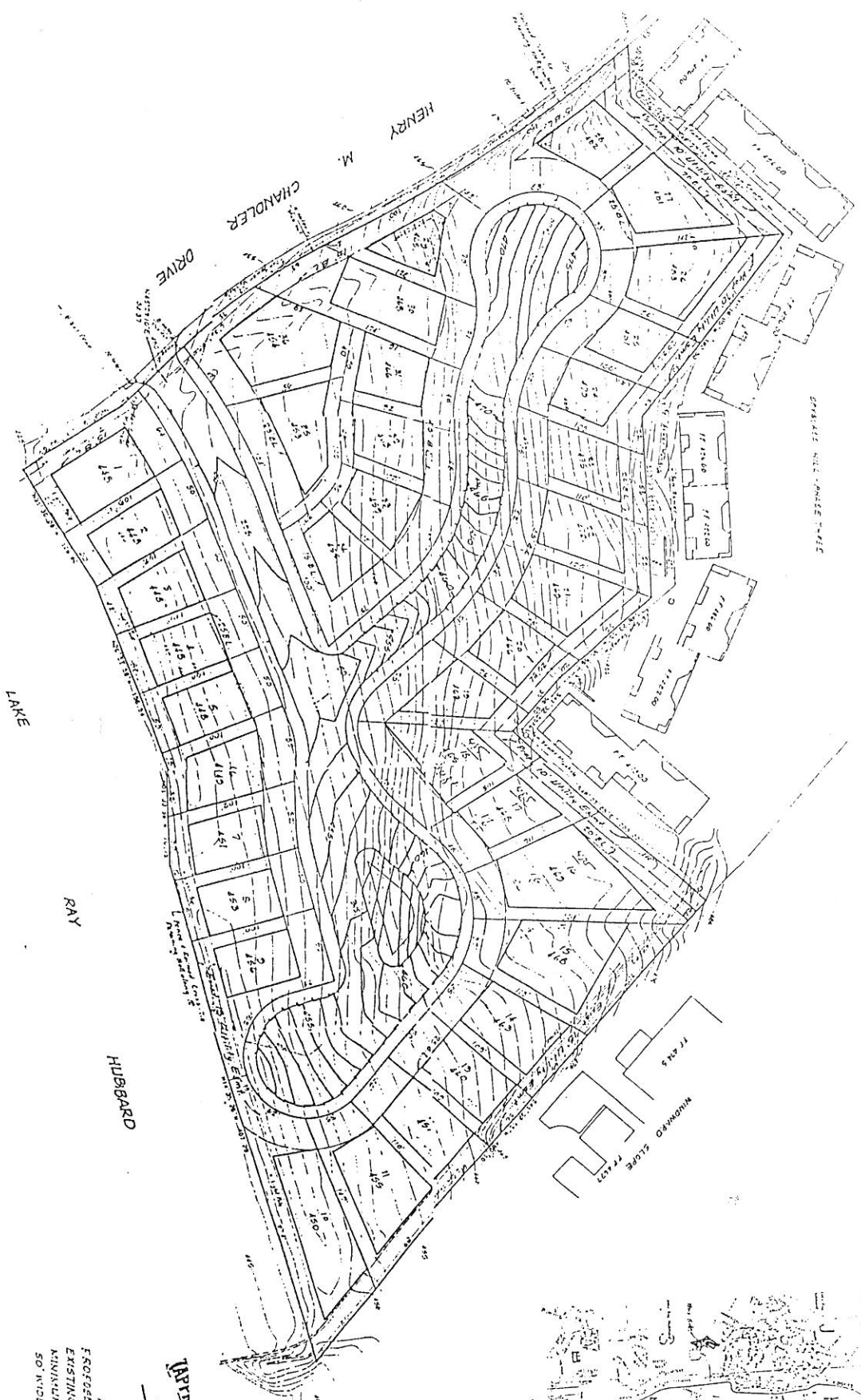
Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense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

DATE	DESCRIPTION	BY
11/11/00	PRELIMINARY PLAN	HAROLD L. EVANS
11/11/00	REVISION	HAROLD L. EVANS
11/11/00	REVISION	HAROLD L. EVANS
11/11/00	REVISION	HAROLD L. EVANS
11/11/00	REVISION	HAROLD L. EVANS
11/11/00	REVISION	HAROLD L. EVANS
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11/11/00	REVISION	HAROLD L. EVANS
11/11/00	REVISION	HAROLD L. EVANS



**LEGEND**

--- Existing Contour

--- Proposed Contour

--- Proposed Rd. Elevation (1.2 feet)

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
235 GUNNERS BLVD., SUITE 100  
ROCKFALL, ILL. 60140  
PHONE: 815-398-9133  
FAX: 815-398-9133

**PRELIMINARY SITE PLAN**  
EDWARD TELL SURVEY, ASSOCIATES  
CITY OF ROCKFALL, ROCKFALL, ILL.

DATE: 8-17-02  
JOB NO: 0260

REV: 9-22-02

MARINA VILLAGE

AREA = 6.68 ACRES  
FOOTINGED 36' DLOT LINE 64'  
EXISTING TONING & MULTI-FAM  
MINIMUM LOT SIZE = 5,000 SQ.  
50' WIDE MIN. AT FRONT BUILT

**PRELIMINARY SITE PLAN**  
(SUBMISSION)



BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being part of that 285.2916 acre tract as conveyed to Clarke-Frutes Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a 1/2" iron stake set for corner;

THENCE: Along the Westerly lines of said Spyglass Hill Condominiums, the following;

South 03 deg. 27' 05" East a distance of 39.65 feet to a 1/2" iron stake set for corner;

South 48 deg. 27' 05" East a distance of 160.16 feet to a 1/2" iron stake set for corner;

South 37 deg. 16' 05" West a distance of 180.50 feet to a 1/2" iron stake set for corner;

South 03 deg. 27' 05" East a distance of 142.73 feet to a 1/2" iron stake set for corner;

South 48 deg. 23' 55" West a distance of 95.59 feet to a 1/2" iron stake set for corner;

South 41 deg. 23' 55" West a distance of 56.00 feet to a 1/2" iron stake set for corner;

South 48 deg. 27' 05" East a distance of 203.00 feet to a 1/2" iron stake set for a corner;

THENCE: South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the City of Heath, Rockwall County, Texas, a distance of 480.10 feet to a 1/2" iron stake found for corner;

THENCE: North 14 deg. 35' 26" West, a distance of 407.29 feet to a 1/2" iron stake set for corner;

THENCE; North 1 deg. 33' 59" West a distance of 70.75 feet to a 1/2" iron stake set for corner;

THENCE, North 20 deg. 51' 59" West a distance of 156.54 feet to a 1/2" iron stake set for corner;

THENCE, North 31 deg. 30' 08" West a distance of 109.80 feet to a 1/2" iron stake found for corner;

THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a 1/2" iron stake set for corner;

Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1040.00 feet, a 1/2" iron stake set for corner;

Around said curve a distance of 278.32 feet to the PLACE OF BEGINNING and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

EXHIBIT "A"

DULY PASSED AND APPROVED this 19th day of October, 1992.

APPROVED:



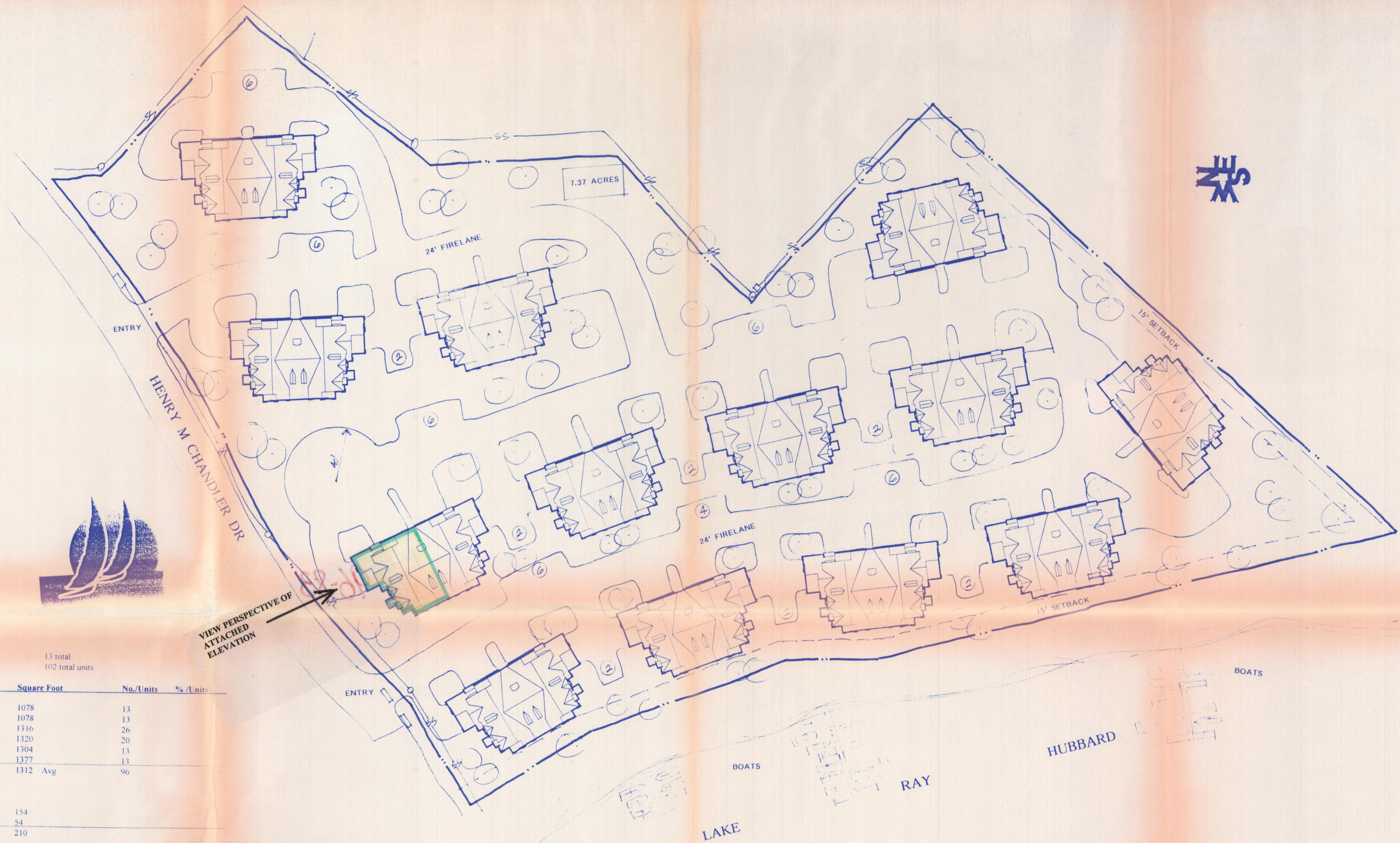
Mayor

ATTEST:

By: Hilda Crane

1st reading October 5, 1992

2nd reading October 19, 1992



Two building types  
8 unit/buildings

13 total  
102 total units

Unit Type	Square Foot	No./Units	%/Units
B1 (1)	1078	13	
B1(S) (1)	1078	13	
B2 U (2)	1316	26	
B2 L (2)	1320	20	
B3 (1)	1304	13	
C1 (1)	1377	13	
Total	1312 Avg	96	

**Parking**

Garage	154
Surface	54
Total	210



# MARINA VILLAGE

ROCKWALL, TEXAS

OCTOBER 17, 1996

96419



Humphreys & Partners Architects