

APPLICATION FOR ZONING CHANGE

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.)

SEE ATTACHED

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

be approved for a revision to the master plan ~~District Classification~~
to for Chandlers Landing "PD-8" and that the ~~District Classification~~
for the following reasons:-- (attach separate sheet if necessary)

Development plan for Phase I-A and I-B be approved.

There ^(Are) ~~(Are-Not)~~ deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owners x Tenant Prospective Purchaser

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

For Texas-Frates Co. _____ Signed Danny M. Coy
For Peak Investments Corp. _____ Signed Don Wembeck V.P.

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)

TRACT I.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; THENCE S 56° 53' 59" E, 732.68 feet to a point for a corner; THENCE N 44° 37' 56" E, 1751.07 feet to a point for corner; THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency; THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; THENCE S 8° 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; THENCE N 84° 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; THENCE S 2° 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; THENCE S 84° 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; THENCE S 6° 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; THENCE N 89° 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:

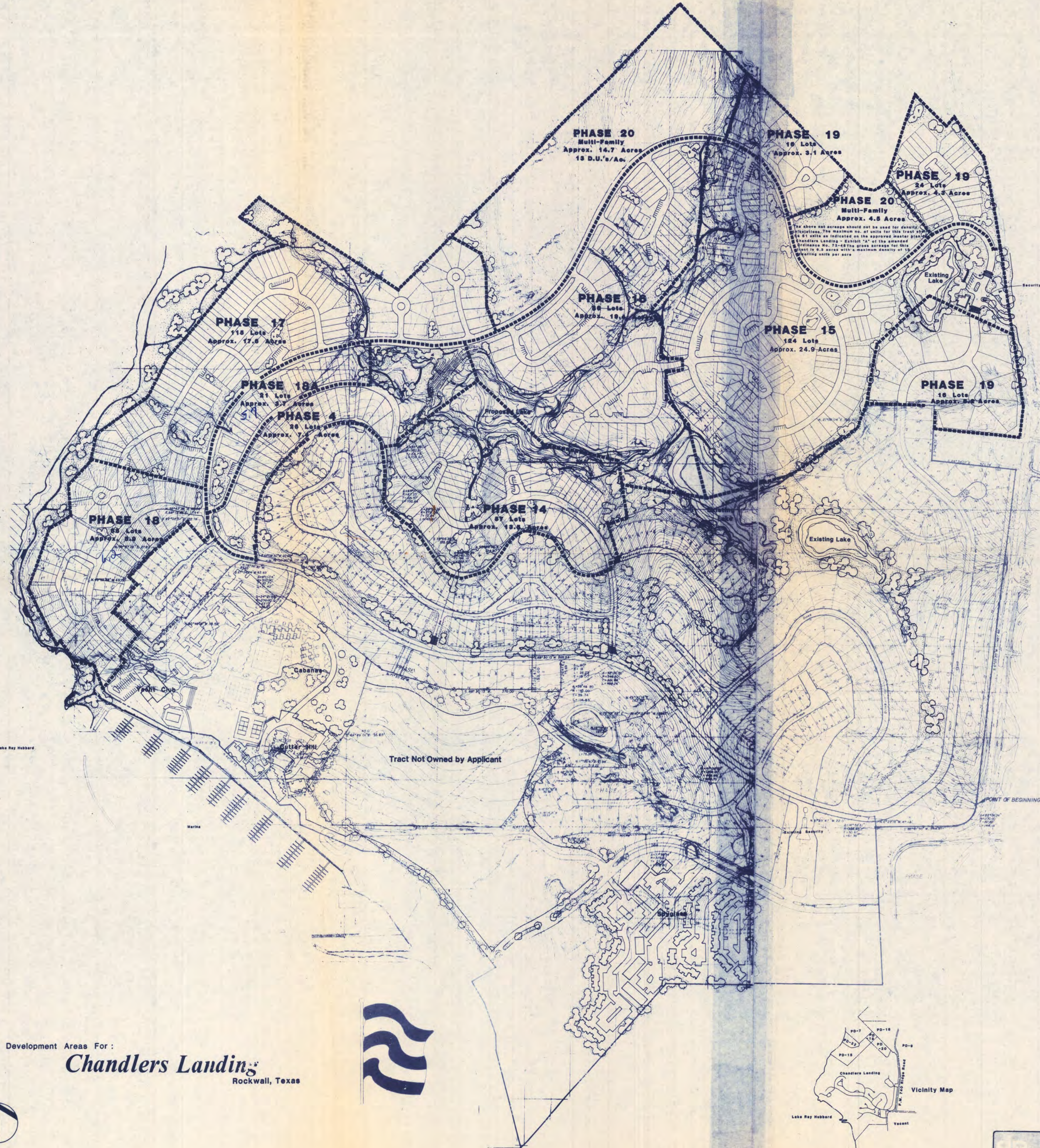
TRACT II.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6° 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;
THENCE S 6° 05' 20" W along westerly line of F. M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet;
THENCE Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82° 36' 10", an arc distance of 144.17 feet to the point of tangency;
THENCE S 88° 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner;
THENCE S 3° 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner;
THENCE N 89° 31' 20" W, 948.14 feet to a point for a corner;
THENCE S 40° 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard;
THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:
N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet, N 56° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 101.03 feet, S 44° 58' 04", W 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner;
THENCE S 89° 17' 49" E a distance of 4,268.99 feet to the POINT OF BEGINNING, and containing 122.7 acres of land.

N 17° 56' 12" E 235.24 feet; N 17° 48' 56" E, 45.55 feet; N 57° 22' 11" E 107.47 feet; N 4° 36' 56" W, 137.44 feet; N 44° 11' 50" E, 137.84 feet; N 14° 30' 54" E, 137.19 feet; N 56° 08' 28" E, 255.03 feet; N 28° 15' 05" E, 192.07 feet; N 39° 23' 13" E, 599.08 feet; N 72° 30' 52" E, 138.00 feet; N 57° 05' 40" W, 236.77 feet; N 46° 18' 05" E, 120.00 feet to the POINT OF BEGINNING and containing 162.6 acres of land.

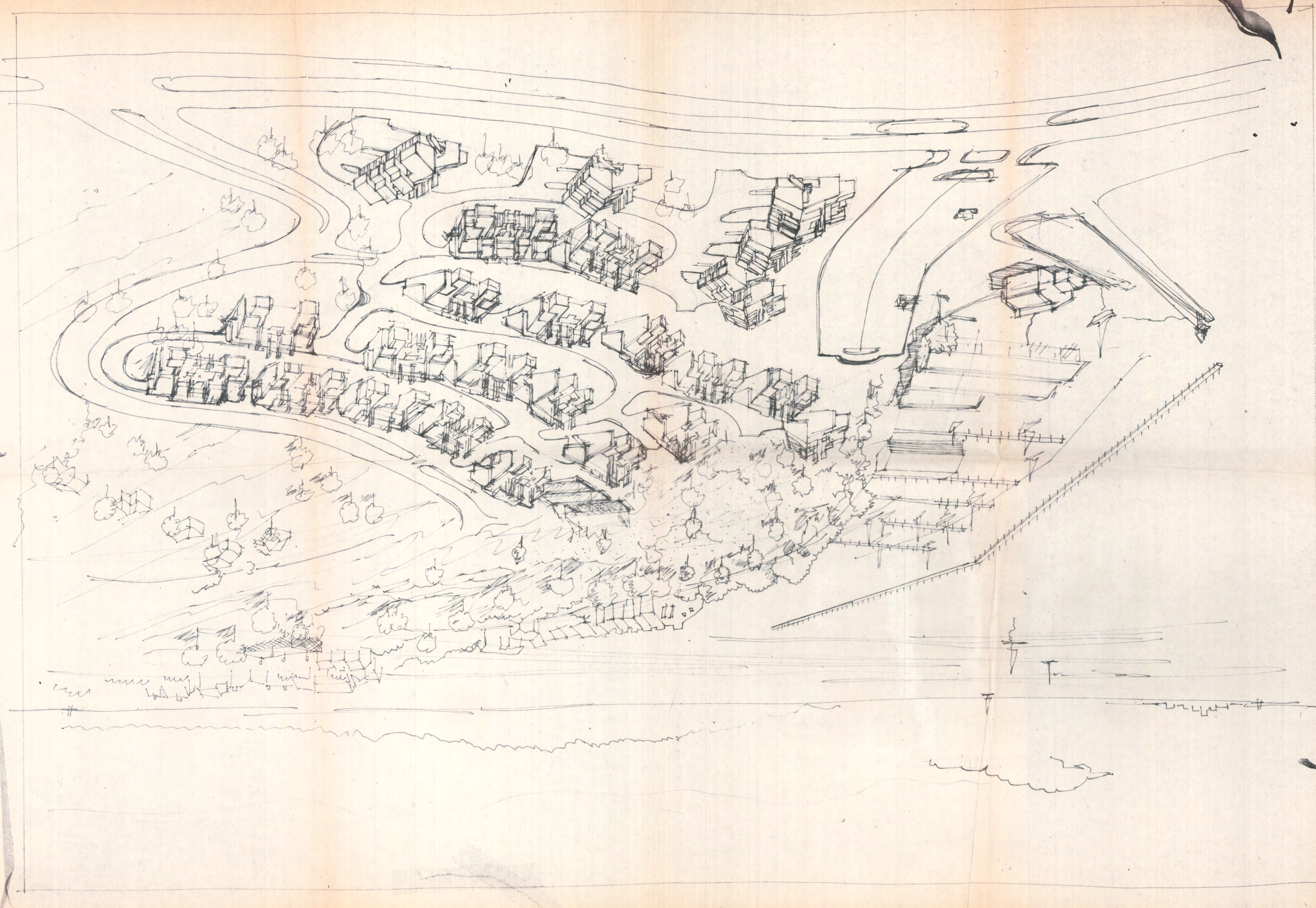
All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

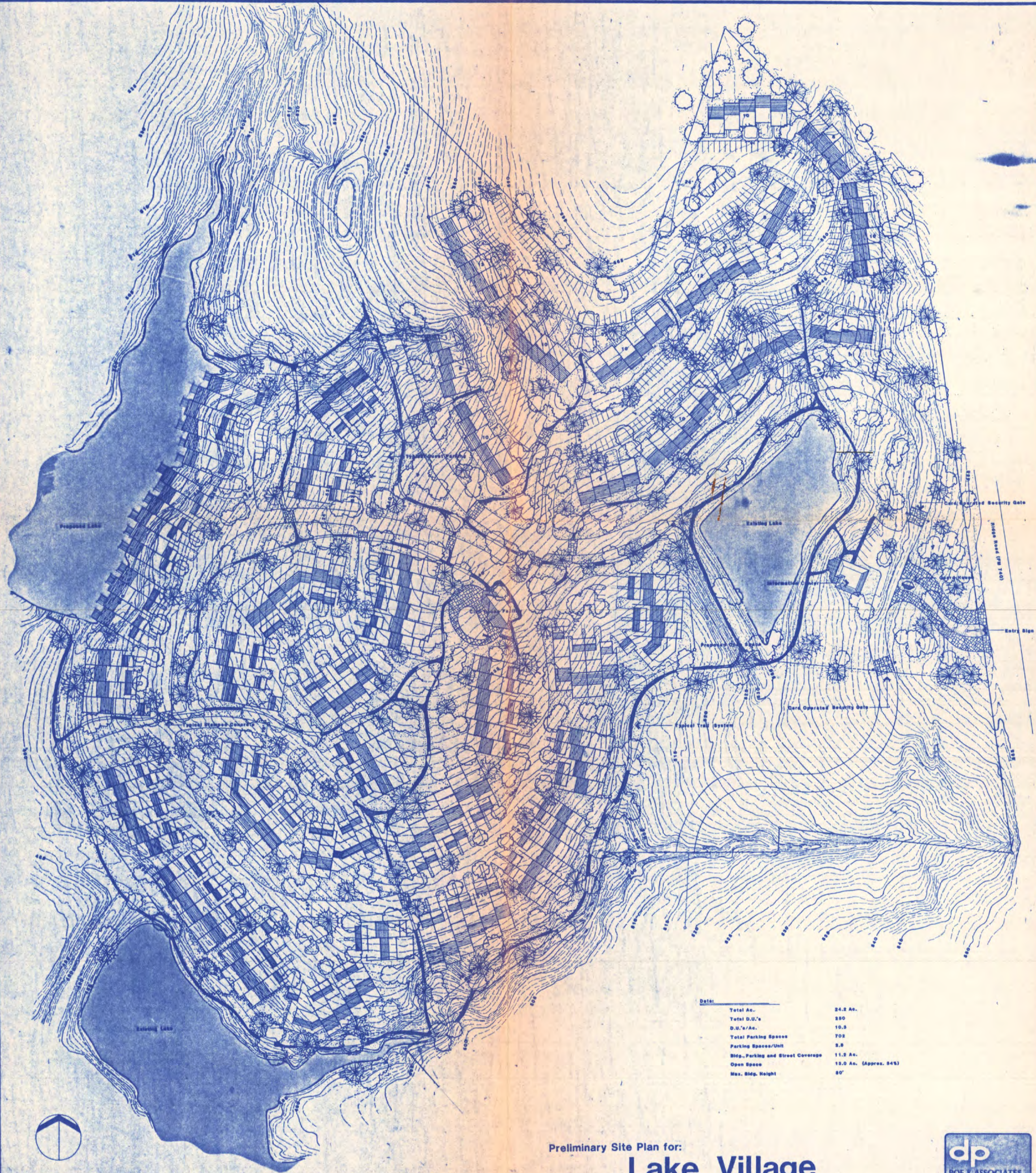


Development Areas For:
Chandlers Landing
Rockwall, Texas



POE & ASSOCIATES
PLANNING, INC.
LAND PLANNERS
ENGINEERS
ARCHITECTS
1000 EAST 45TH STREET
SUITE 200, FARM





Date: _____

Total Ac.	24.2 Ac.
Total D.U.'s	280
D.U.'s/Ac.	10.5
Total Parking Spaces	702
Parking Spaces/Unit	2.5
Bldg., Parking and Street Coverage	11.2 Ac.
Open Space	13.0 Ac. (Approx. 54%)
Max. Bldg. Height	30'



Preliminary Site Plan for:

Lake Village

Rockwall, Texas

Parcel 1 B

dp
POE & ASSOCIATES
PLANNING, INC.
 LAND PLANNERS
 ENGINEERS
 ARCHITECTS
 1000 EAST 60TH STREET
 TULSA, OK 74105
 9/17/83 Rev. 8/18/83

1 Condominiums
2 Townhomes
3 Cluster Homes
4 Patio Homes
5 Lake Villas (2-4 Plex.)



Chandlers Landing



Q. 50' 100' 200'

dp
POE & ASSOCIATES
PLANNING, INC.
LAND PLANNERS
ENGINEERS
ARCHITECTS
5020 EAST 45TH STREET

AMENITY PACKAGE TEXT

MASTER PLAN

The amenity package for the master plan of Chandlers Landing is proposed as a minimum for the remaining undeveloped land area, excluding Lake Village "1-B". Area "1-B" has a specific amenity package established by the approved site plan. The following are items proposed for the remaining property based upon recreation units. Example: one single-family unit equals 1/2 recreation unit, and one multi-family unit equals one recreation unit.

<u>Item</u>	<u>Number</u>	<u>Ratio</u>
a. Sports Park	3	one per 300 Rec. Unit
b. Swim Club	4	one per 225 Rec. Unit
c. Play Parks	4	one per 250 Rec. Unit
d. Upland Lakes	3 (one existing)	one per 300 Rec. Unit
e. Security Entrances		
f. Landscape Entry Developments		
g. Architectural Graphic and Signs		
h. Common Greenbelts and Paths		

The following are definitions on each item (a) thru (h).

DEFINITIONS

- a. SPORTS PARK - A sports park will include a combination of one sports court, lighted if properly located as not to disturb residences, exercise areas, rest areas, basket ball, badminton, volley ball, racket tennis, paths and required parking. All the sports parks will be landscaped.
- b. SWIM CLUB - The swim club will contain a minimum of 1500 sq.ft. swimming pool, 1800 sq.ft. minimum club pavilion, restrooms and manager's office. Required parking for guests, lighting and landscaping. If it is desired at the time of site planning, the swimming pool may be slightly small and a hot tub could be introduced. If this should occur, the marketing of such a plan would be directed more toward an all adult project.
- c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located within the site plans for the benefit of the selected neighborhood.
- d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to visually enjoy, and for fishing. No swimming or motorized boating will be allowed.
- e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by being manned, or by a mechanical system. These entrances are strategically located throughout the development for ease of proper ingress and egress.
- f. LANDSCAPE ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms and well design fencing.
- g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.
- h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts we are planning an aerobic course.

It should be noted that all of the above described recreations uses must be designed in detail at the time of final plat.

AMENITY PACKAGE TEXT

LAKE VILLAGE

AREA "1-B"

The amenity package for Lake Village "1-B" falls into several item classifications as listed below.

1. Swimming pool and club building.
2. Boulevard entry into the single family parcel and the boulevard entry into the multi-family parcel.
3. Common open space for the private use of home owners in "1-B".
4. Landscape and street lighting.
5. Signage
6. Lake
7. Forty feet (40') landscaped buffer zone.

The following outline will determine the procedure, estimated cost and timing of the Amenity Packages for Lake Village "1-B".

LAKE VILLAGE
AREA "1-B"

AMENITIES

<u>Item</u>	<u>Description</u>	<u>Construction Start</u>	<u>Estimated Cost</u>
1	The swimming pool will be completely landscaped with a minimum size of 30' by 50' or 1500 sq.ft. water surface and 2500 sq.ft. of deck area surface for sunning. The pool club building will have a minimum of 1800 sq.ft. of roofed area including restrooms and manager's office. This building will be completely landscaped and lighted. Fifteen (15) parking spaces will be built for its use.	Will commence construction at the time building permit is issued for the first dwelling units in "1-B".	See total next page
2	This boulevard entry is to be heavily landscaped, the entry road surface of these areas will have a brick of cobble stone pattern. Each entry will have a lighted identity sign.	Will commence immediately upon issuance of building permit.	See total next page
3	All of the common ownership property will be landscaped and will have a pathway system with quiet sitting areas. The landscaping will be a combination of large and small trees of a native variety where possible, and flowering shrubs and annuals for seasonal color. This common area is approximately 14.5 landscaped areas.	These areas will be completed in phases as the buildings in each phase of "1-B" are completed.	See total next page
4	Landscape and street lighting. The landscape lighting will be a soft low lighting along each walkway and around the club building as needed. The street lighting will be a light quality as needed for lighting larger areas with a fixture to be in harmony with the residential units.	These areas will be lighted as construction is completed by phases.	See total next page

<u>Item</u>	<u>Description</u>	<u>Construction Start</u>	<u>Estimated Cost</u>
5	The architectural design of signs in "1-B" will be in harmony with the building design and will be lighted and placed in areas where needed for direction of guests and visitors.	The signs will be installed at the time each area is being landscaped.	See total
6	The large proposed lake at the west side of "1-B" is approximately 2.4 acres with 450 feet of shore line in "1-B".	The construction of this lake will begin in the summer of 1983.	See total
7	This landscape buffer zone occurs along both sides of the main loop road. The dimensions of this landscaped zone is predominately 40 feet. Trees, berms, shrubbery and possibly low fencing or walls will make up the screening in this buffer zone.	The completion of this area will take place as the main loop road is completed.	See total
ESTIMATED COST			\$917,000

LAKE VILLAGE
DATA AND REQUIREMENTS
May 19, 1983

Requirements as Set
Forth in the Revised
Zoning Ordinance

Proposed Data
and Requirements

<u>Overall Data</u>	
- Total tract area	±24.2 ac.
- Total number of dwelling units	250 units
- Number of dwelling units per acre	10.3 units
- Total number of parking spaces (including apron parking)	702 spaces
- Number of parking spaces per unit	2.8 spaces
- Building, parking and street coverage	±11.2 acres
- Total open space	±13.0 acres (±54%)
- Maximum building height	30 ft.
- Minimum distance between buildings	10 ft.
- Building setback from less dense use (two story construction)	50 ft.
- Minimum front yard	10 ft.
	1.5-2 spaces
	N/A
	10%
	36 ft.
	10 ft.
	50 ft.
	20 ft.

Data for Townhomes

- Total number of townhome units	N/A
- Minimum floor area	N/A
- Maximum number of units per building	8 units
- Minimum lot width	25 ft.
- Minimum lot depth	100 ft.
- Minimum rear yard	7.5 ft.
- Minimum lot area	3000 sq.ft.
- Maximum building coverage	60%
- Minimum garage space per unit	N/A
	2 car

Data for Villas

- Total number of villa units	N/A
- Minimum floor area	N/A
- Maximum number of units per building	N/A
	128 units
	900 sq.ft.
	12 units

NOTE: Ownership of all villas within this parcel will be based on air spaces and interior surfaces rather than ownership of a unit and a lot.

CHANDLERS LANDING
LAKE VILLAGE
PROPERTY OWNER'S ASSOCIATION GUIDELINES

A Property Owner's Association will be established for the Lake Village residents at Chandlers Landing. Every person or entity who is a record owner of a unit within the Lake Village area shall be a member of the Association.

This Association will not be formed for the purpose of financial gain. The purposes for which it is to be formed are to enhance and protect the value and attractiveness of the commonly owned property within the subdivision. This Association will have the power to levy assessments for the construction, maintenance and operation of all common elements of the subdivision. Capital expenditure funds may be assessed and set aside for capital improvements such as street repair and unit maintenance.

Within the Lake Village area there will be two classes of membership. Owners of townhome units will comprise one class, while the villa residents will constitute the remaining class. The primary difference between these two ownership classifications is that townhome owners will be responsible for maintenance of the interior portion of their unit and the lot upon which that unit is sited, while the villa residents are responsible only for maintenance of the interior portion of their unit. All yards and open space within the villa area of Lake Village will be commonly maintained by the Property Owner's Association. The exteriors of both the townhome and villa units will be commonly maintained through the Property Owner's Association.

Assessments through the Property Owner's Association will contribute to the costs of maintenance of common area items such as; roads and walks, landscaping, signage, club house and pool facilities, outdoor lighting, unit exteriors, trail system and lake areas.

Property Owner's Association(s) will be automatically a part of the Master Declaration filed for Chandlers Landing and be obligated to participate in Chandlers Landing Community Association.

CHANDLERS LANDING MASTER PLAN

May 12, 1983

Planning concepts are to create a total planned community with two major security points, a collector loop road with landscape buffers and pedestrian greenbelts.

At the main entry off of Ridge Road, we have provided for extra turning lanes for safe ingress and egress. At this point we have provided for sixteen on-site stacking spaces for automobiles as they wait for security check.

The developers have worked many productive hours with the property owners of Chandlers Landing to develop a land use concept that provides for:

All single-family (fee simple lots) on the south interior of the "loop road". These single-family areas will be surrounded with greenbelt buffers and will have several small lakes in the neighborhood. The density for these single-family areas are low and are noted on the Master Plan in units per gross acre.

It is important to note that all of the existing single-family homeowners of Chandlers Landing are amply buffered by future single-family lots in this proposed Master Plan.

The undeveloped land lying on the north end of Chandlers Landing and on the north side of the proposed "loop road" is now proposed for the multi-family areas. These parcels of land are bounded to the north by existing multi-family property owned by others and presently under development.

It is our concept that the remaining density grant by PUD #8 should go in these areas with the exception of Tract "1-A" which is to be outlined

Chandlers Landing Master Plan
May 12, 1983
Page 2 of 2

in its own text. The undeveloped parcels of land are shown on the proposed Master Plan along with the maximum number of dwelling units proposed per acre.

We feel that a great many improvements have been made to the Master Plan and we have addressed the needs of both the City and residents of Chandlers Landing with this submission.

CHANDLERS LANDING DEVELOPMENT CONCEPT

ORIGINAL AS PRESENTED TO PLANNING
AND ZONING - APRIL 14, 1983

PLAN PRESENTED TO PLANNING AND ZONING
May 12, 1983

MASTER PLAN

A. Various Product Types	All Development Areas	Adjacent to all existing development will be fee simple ownership.
B. 30' Height Rule	Not addressed	30' Height Rule will apply to areas adjacent to existing homes.
C. Major Loop Road	Connected to Yacht Club Parking Area below Intrepid Circle	Becomes extension of Yacht Club Drive and major circulation route.
D. Internal Security Gates	Prohibited access into New Development area (Chandlers Landing vs. "Village Concept")	Internal security gates eliminated
E. New Entrance - Ingress and Egress	Two Lane Entrance - Exdt	Add extra lane for traffic turning into new entrance from F.M.740.
F. Existing Main Entrance	Secured by electronically operated gates	Add television camera and speaker which will be monitored in Security Station.
G. Densities	Both fee simple type ownership and multi-family shown in all areas	1.) Limit areas next to existing development. 2.) In general, have densities lowest adjacent to existing homes and increase as you go north and west of existing development.
H. Pedestrian Paths	Proposed system throughout entire development.	Eliminate system which would conflict with existing housing.

CHANDLERS LANDING
DEVELOPMENT CONCEPT

SITE:	CHANDLERS LIGHTHOUSE LANDING	DWELLING UNITS/ACRE:
PARCEL:	1A	Single Family: 3.8 Units/Acre (37 Units on 9.6 Acres)
TOTAL ACREAGE:	20.8 Acres	Multi Family: 13.1 Units/Acre (142 Units on 10.8 Acres)
TOTAL DWELLING UNITS:	179 Units	Overall: 8.6 Units/Acre

ORIGINAL AS PRESENTED TO PLANNING AND ZONING - APRIL 14, 1983	PLAN PRESENTED TO PLANNING AND ZONING MAY 12, 1983
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I - A AREA	
A. Perimeter Road through I-A	Unsecured Arterial Road to Yacht Club Eliminate road entirely
B. Public Access on Perimeter Road	Proposed way for non-resident Yacht Club members to get to Yacht Club Eliminate
C. Security	Unsecured Install electronic gates at H.M. Chandlers Drive and north exit of I-A.
D. Entrance	Adjacent to Lots on Volunteer Place Move to Midway Point on South Boundary of I-A (Between Harbor Drive Entrance and the west property line)
E. Landscape Buffer Zone	North and East Areas Enlarged Deeper Greenbelt
F. Housing Units	All Multi-Family Units 37 Single-family (fees simple) lots on north and east portions adjacent to existing lots (1500 sq. ft. minimum). Remaining area to be 142 Lake Villas (Multi-family - 1000 sq. ft. minimum).
G. Density	218 Units Reduce to 179 Units
H. Garages	None proposed Require all units to have garage
I. 30' Height Rule	Not addressed No unit to exceed 30' in height.
J. 12' Height Rule	Not addressed No unit to violate rule for houses on Yacht Club Drive.
K. Multiple Stories	Not specifically addressed 3 Story Buildings prohibited.

DEVELOPMENT INFORMATION MEETINGS

- Feb. 10 Chandlers Landing Yacht Club Board of Governors Meeting
(traffic flow and access, new entrance)
- Feb. 10 Chandlers Landing Community Association Board of Directors Meeting
(new entrance, traffic flow, security gates)
- Mar. 23 Cutter Hill I, II, & III Council Representatives (new entrances,
security gates, traffic flow)
- Mar. 30 Chandlers Landing Community Association Environmental Committee
(approved new entrance concept to Yacht Club) Unanimous.
- Apr. 2 Individual Meeting of Property Owners
- Apr. 5 Sovereign Court & Rainbow Circle Neighborhood Meeting
(general presentation of Master Plan, IA & IB)
- Apr. 5 Yacht Club Drive Neighborhood Meeting (general presentation of
Master Plan, IA & IB)
- Apr. 6 Columbia Neighborhood Meeting (general presentation of Master
Plan, IA & IB)
- Apr. 9 Individual Meeting with three property owners
- Apr. 11 Chandlers Landing Homeowners Association Officers and a number
of Yacht Club Drive residents
- Apr. 13 Presentation to Homeowners and Property Owners
- Apr. 14 Planning & Zoning Commission Meeting - City of Rockwall
- Apr. 16 Homeowners Meeting (to review Master Plan, IA & IB)
- Apr. 18 Homeowners Meeting (to review Master Plan, IA & IB)
- Apr. 21 Planning & Zoning Commission Work Session
- Apr. 23 Individual Homeowners Meeting (input session)
- Apr. 26 Chandlers Landing Homeowners Association Executive Committee Meeting
- May 3 Homeowners Association Executive Committee Meeting
- May 6 Homeowners Association Chairman & Officers Meeting
- May 7 Distribution & mail-out of Chandlers Landing Development Concept
- May 9 Homeowners Association Study Committee Meeting
- May 10 Homeowners & Property Owners Meeting & Vote
- May 10 Individual meetings with builders
- May 12 Planning & Zoning Commission Meeting

No modification, amendment or revision of this Improved Master Site Plan or any specific site plan and/or plat submitted for approval hereunder shall be undertaken by the Developer or its successors and/or assigns unless each member of the Board of Directors of the Chandlers Landing Community Association, Inc. shall have been notified and provided with a copy of such initial proposal on or before the date such initial proposal is submitted to the Planning and Zoning Commission of the City of Rockwall, Texas.

SITE: Lake Village
 PARCEL: IB
 TOTAL ACREAGE: 24.2 Acres
 TOTAL DWELLING UNITS: 250

DWELLING UNITS/ACRE:-
 SINGLE FAMILY :
 MULTI FAMILY:

5.8 U/A (122 units)
 13.7 U/A (128 units)

PLAN PRESENTED TO PLANNING AND
 ZONING MAY 12, 1983

ORIGINAL AS PRESENTED TO PLANNING
 AND ZONING - APRIL 14, 1983

PARCEL SOUTH OF COLLECTOR ROAD

A. Main collector road

No declared landscaped buffer

30-40' landscaped buffer

B. Entrance

Stacking room for 9 cars

Stacking room for 16 cars and ingress
 & egress lanes on Ridge Road

C. Housing units

All multi-family

All single family with fee simple lots

D. Density

12 u/acre

5.8 u/acre

E. Garages

None

All 2 car garages

F. Height Rule

36' maximum

30' maximum

G. Multi-level ownership

80% 2 level ownership

100' single ownership

PARCEL NORTH OF COLLECTOR ROAD

A. Main collector Road

30' landscape buffer zone

40' landscape buffer zone

B. Entrance

Two way entry

Landscape Blvd entry

C. Housing Units

All Multi-Family

All Multi-Family ~~but~~ with visable
 building from collector road have
 single story on ends of building

D. Density

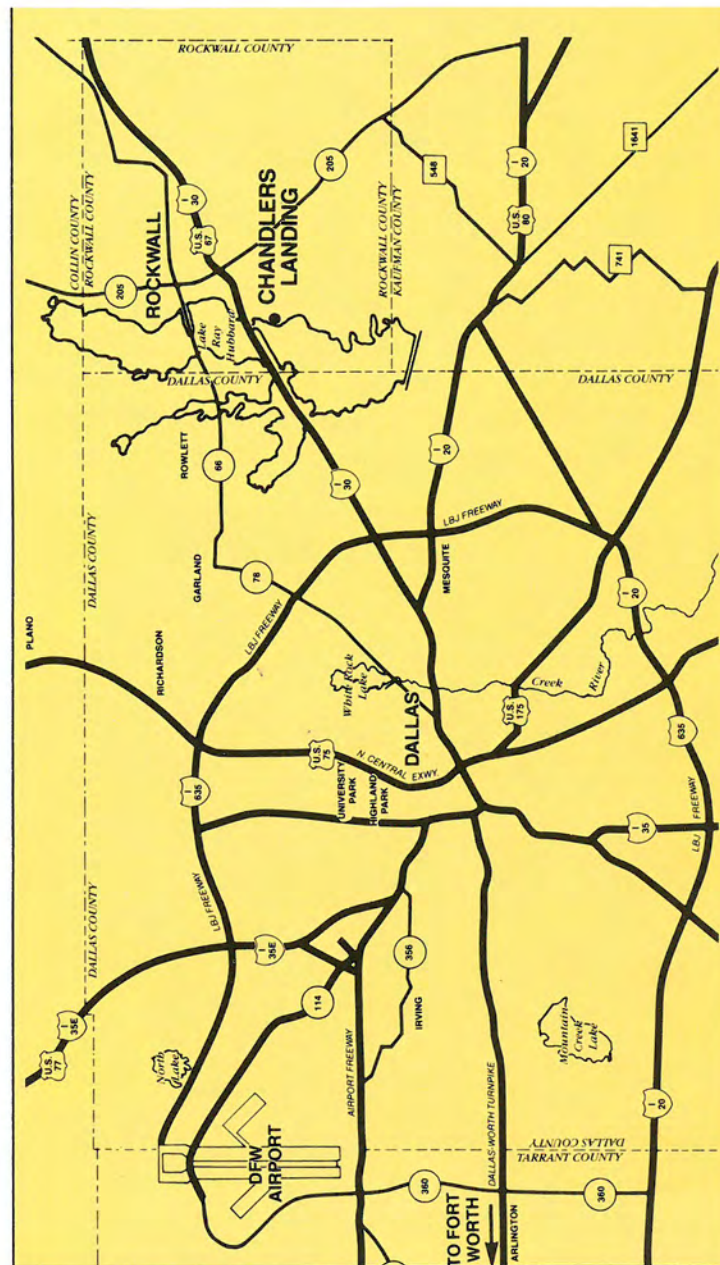
12.1 units/acre

13.7 units

E. Height Rule

36' minimum

30' minimum



Sales Center and Furnished Models open daily.

DIRECTIONS:

Chandlers Landing is 25 minutes from downtown Dallas. Drive northeast on I-30 across Lake Ray Hubbard. Then turn right on Ridge Road (FM 740) 1-1/2 miles to entrance.

Chandlers Landing
1 Commodore Plaza
Rockwall, Texas 75087
(214) 226-7635

The information in this brochure is subject to change without notice due to the nature of Chandlers Landing ongoing business operations. This brochure is not an offering statement. Interested, qualified parties will be provided all data that is reasonably available. Site plans and renderings set forth in these documents are artists' concepts only.

CHANDLERS LANDING

LAKE RAY HUBBARD, DALLAS, TEXAS



A blazing red sunset reflected in sparkling, clear water signals the sailor. There's a good day ahead.

Henry Chandler loved his land. Nearly a hundred years ago, he farmed its rich soil and lived in harmony with the earth.



Today, the valley he farmed is filled with the clean, fresh water of Lake Ray Hubbard, providing a crystalline reservoir for



the City of Dallas, and an incomparable sportsman's paradise.

This is Chandlers Landing, just 25 minutes from downtown Dallas, Texas, a unique yacht club community of homes, townhomes, condominiums, homesites — and the sailor's delight.

When you buy a new home at Chandlers Landing, you automatically become a member of the Yacht Club, one of the most magnificent private clubs in the Southwest. It is a hub of social activities: weekend boat races,

regattas, challenge sailoffs, moonlight races, water-skiing, fishing, swimming in the pool or tennis on one of nine lighted courts. Of course, there are also complete locker room facilities including saunas and showers. For casual relaxation and refreshment, there's the informal bar and grille. And, for true gourmet fare, enjoy the excellence of the Club's main dining room, overlooking the lake and the city beyond.

Chandlers Landing Marina is designed to accommodate both power

and sail boats, with covered slips available, electricity and fresh water at every berth, launch facilities, a Ship's Store providing boat service and repairs and a fully-stocked retail shop.



All photos taken on-site at Chandlers Landing



Chandlers Landing takes full advantage of its ideal location along the gently rolling banks of Lake Ray Hubbard. Lush natural landscaping and three ponds add to the

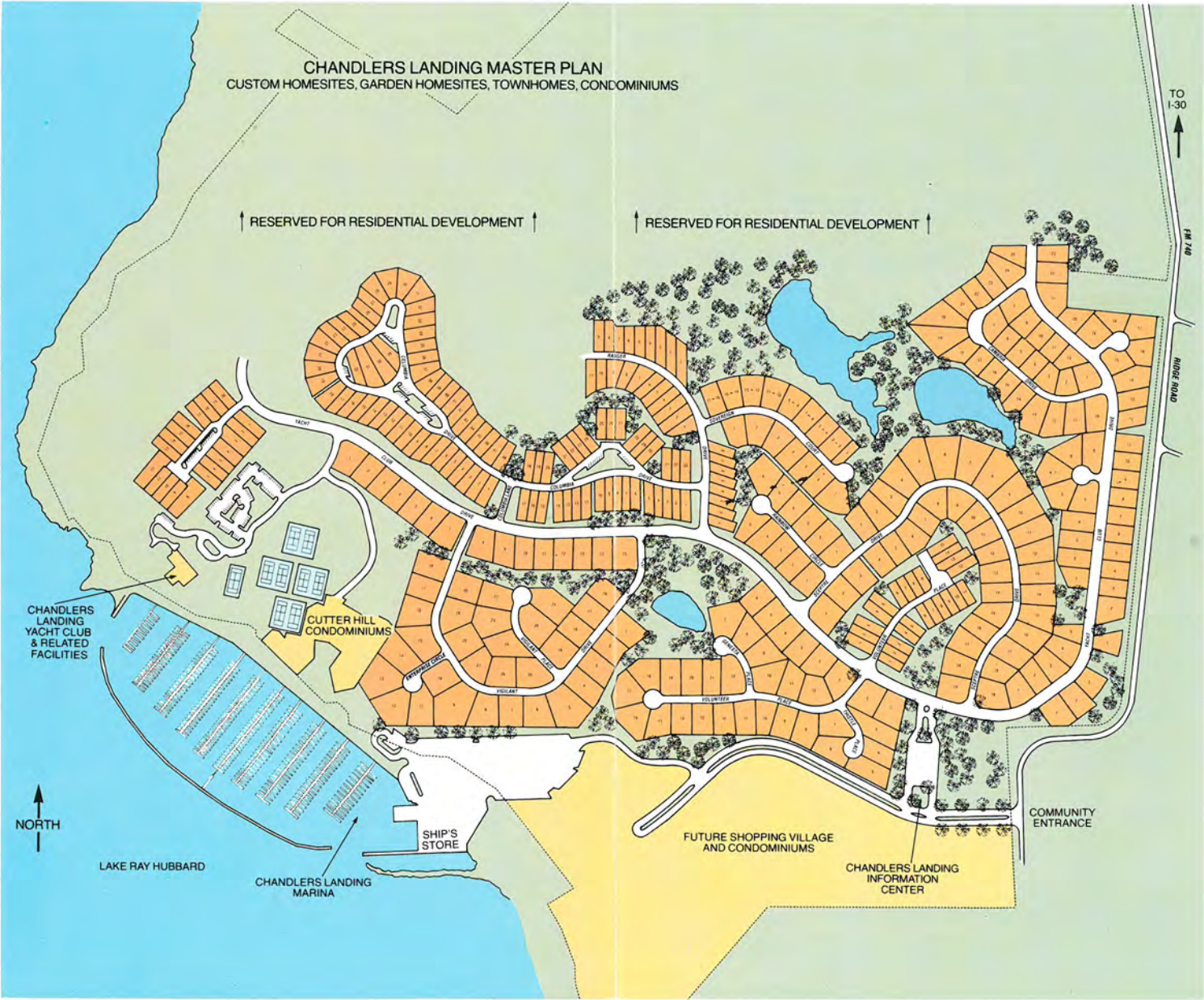


unparalleled beauty of your community. Every custom home at Chandlers Landing is exquisitely designed for the discerning who recognize and appreciate fine

craftsmanship. Spacious townhomes and condominiums offer a carefree style of living uniquely suited to the active sportsman. Should you decide to purchase a site and build

your own home, you will have the opportunity to complement the community with your individual style and finesse. Families with school-age children will be especially

pleased with the excellent schools in Rockwall County. Come live in the luxurious harmony of land and sea at Chandlers Landing—the sailor's delight, the homeowner's dream.



V.
Clarke Const. Co.

1-B

Texas-Frates

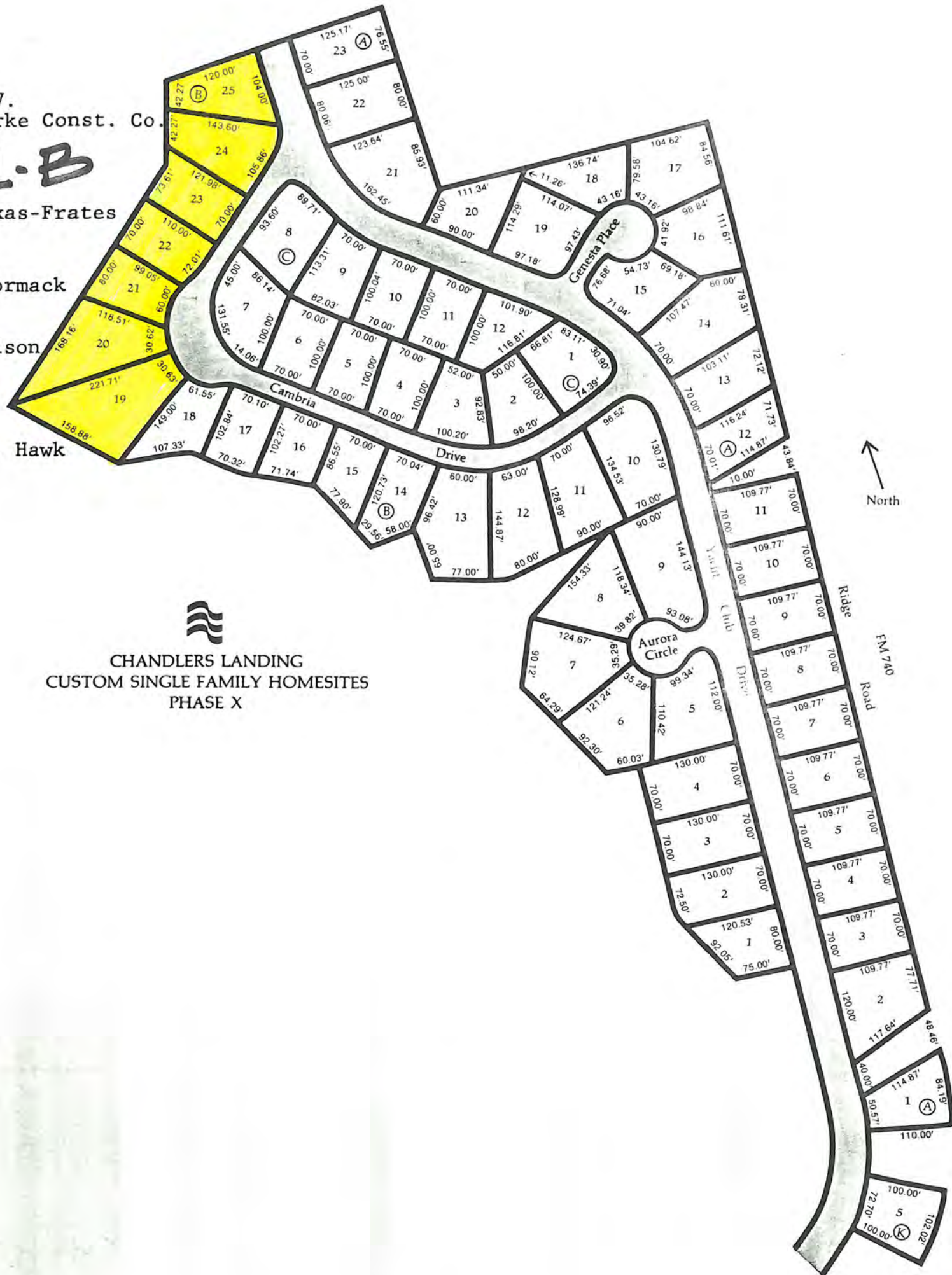
R.
McCormack

R.
Carlson

R.J. Hawk



CHANDELERS LANDING
CUSTOM SINGLE FAMILY HOMESITES
PHASE X



STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at a fence and at the most Northerly East corner of said 285.2916 acre tract and at the East corner of Tanglewood Condominiums, a proposed addition to the City of Rockwall; Thence South of $45^{\circ} 00' 11''$ East a distance of 200 feet along a fence line and along the most Northerly Northeast line of said 285.2916 acre tract to an iron rod for a corner at a fence corner post; Thence North $40^{\circ} 18' 41''$ East a distance of 50.47 feet along a fence line and along the lines of said 285.2916 acre tract to an iron rod for a corner as a fence corner post and at the Westerly line of F.M. 740 to the point of beginning of said tract #2;
THENCE: South along the West right of way or way line of F.M. 740 a distance of approximately 1,035 feet to a point on the West right of way line of F.M. 740;
THENCE: North $84^{\circ} 34' 07''$ West approximately 495 feet to a point on the Easterly boundary line of tract 1-B (tract #1);
THENCE: Northerly along the Easterly boundary of tract 1-B (tract #1) to the point of beginning and containing approximately 6.0 acres of land.



April 6, 1983

Julie Couch
c/o Rockwall City Hall
Rockwall, Texas 75087

Dear Julie:

Please schedule Texas-Frutes Company on the P&Z agenda for April 14, 1983.

We want to make three separate presentations and applications to the commission for consideration. Please place the order on the agenda as follows:

1. Presentation of the Chandlers Landing Improved Master Plan of Development.
2. Presentation and consideration for approval of Chandlers Landing Phase 1-B development. A parcel consisting of approximately 25 acres.
3. Presentation and consideration for approval of Chandlers Landing Phase 1-A development, a parcel consisting of approximately 21 acres.

Please advise if there is any problem and give me a call to verify our position on the agenda.

Sincerely,

Van R. Hall, P.E.
Director of Development

VRH/nc

CHANDLERS LANDING

1 Commodore Plaza, Rockwall, Texas 75087, Telephone (214) 226-7635



FRACORP

HAND DELIVERED

April 11, 1983

City of Rockwall
305 S. Goliad
Rockwall, Texas 75087

Attn: Julie Couch

Re: Chandlers Landing/Application for Planning
& Zoning Development

Dear Julie:

It has come to my attention that drawings submitted to you on March 18, 1983 in connection with the upcoming planning & zoning commission meeting April 14, 1983 contain a typographical error. The drawings show maximum building height shown as 36 feet. This is incorrect, maximum building height should be shown as 30 feet. Please correct your records accordingly.

Sincerely,

Texas-Frates Company

By: 
Jim Robertson, Vice President

JER/slt

cc: Bland Pittman
Van Hall



April 14, 1983

City of Rockwall
Planning & Zoning Commission Members and Staff
102 East Washington
Rockwall, Texas 75087

Dear Members and Staff:

Enclosed is an agreement which addresses development conditions subject to 1A site plan approval. Also enclosed is product description as requested by your planning staff.

If I can be of further assistance, please feel free to contact me.

Sincerely,

Bland P. Pittman
Vice President of Planning
Poe & Associates Planning, Inc.

BPP/ejc
enclosures

CHANDLERS LANDING

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



CHANDLERS LANDING AND PEAK INVESTMENTS CORPORATION

LIGHTHOUSE LANDING - PHASE 1A

AGREEMENT BETWEEN CHANDLERS LANDING HOMEOWNERS AND
PEAK INVESTMENTS CORPORATION FOR SUBMITTAL TO THE
CITY OF ROCKWALL.

CONDITIONS FOR SITE PLAN APPROVAL

1. The project will be 218 units on 20.8 acres with the plan as proposed in three transition "steps". The first "step" is a townhome development. Each unit will have a garage.
2. A minimum of one garage per dwelling unit shall be developed for the remainder of the project.
3. A. The collector road at the top of this plan shall be eliminated and traffic through this site shall be limited to traffic local to the residents of 1A.
B. The land area (approximately 3 acres) lying from the rear lots along Yacht Club Drive and the western portion of Volunteer Place to the proposed townhome units, will be dedicated as common open space to Chandlers Landing Community Association. This open space will be landscaped and bermed by the master developer.

CHANDLERS LANDING

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



PRODUCT DESCRIPTION

Condominium

These units will range from 2 units per building to 14 per building. They will consist of flats and studios or a combination thereof. Ownership of units will be in the form of fee simple ownership of air space including interior surfaces. Landownership along with other common elements of the project will be shared with other owners.

Townhomes

These units are proposed as single family attached units with party walls. The units are characteristically built as individual units in a series of 4 to 10 units, with common walls between units and a side yard on the end units only. These units would typically be 2 story construction with enclosed garages. Ownership of these units would involve the unit as well as a minimum of a front and rear yard. Greenspace would be commonly owned through the Property Owners Association.

Clusterhomes

These units consist of single family detached units that are clustered in groups of a somewhat higher density than conventional single family homes. This concept promotes a higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the home owners. Ownership of these homes would involve the units as well as the lot upon which the units are sited. These lots would have front, rear and side yards.

Patio Homes

Are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having 3 yards instead of 4, and therefore creates more open space within the common areas. Ownership of these homes would involve the unit as well as the lot.

Lake Villas

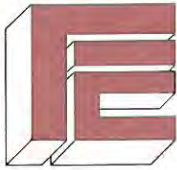
Would provide homes that are similar to both condominiums and townhomes. These units would be similar to condominiums in that provision for ownership maybe based upon airspaces and interior surfaces rather than ownership of a unit and a lot. These units would resemble townhomes in that they would typically be built in a series of 2-8 units with common walls between the units.

CHANDLERS LANDING

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

Greenspace would be commonly owned through the Homeowners Association.

NOTE: In no case shall these proposed units exceed 30 feet in height as stated in the Environmental Policies and Procedures for Chandlers Landing.



FRACORP

April 15, 1983

Planning & Zoning Commission Members &
City Planning Staff, Rockwall, Texas
305 South Goliad
Rockwall, Texas 75087

Attention: Julie Couch

Gentlemen:

This letter will summarize our understanding of your meeting held April 14, 1983 in connection with agenda items numbers III, IV, & V, items numbers 3, 4, & 5 that pertained to Texas-Frates Company, Peak Investments (as it may pertain to their ownership of Parcel I-A and pending contracts) and/or Frates Corporation's request for review of:

1. Revision to the approved Master Site Plan for Chandlers Landing Planned Development No. 8.
2. Consider approval of Site Plan for Tract I-B within Chandlers Landing Planned Development No. 8.
3. Consider approval of Site Plan for Tract I-A within Chandlers Landing Planned Development No. 8.

That the foregoing requests were tabled until the next regular planning and zoning meeting scheduled to be held Thursday, May 12, 1983.

It is our understanding that a public work session in connection with all of the above will be held Thursday, April 21, 1983, at 7:00 P.M. with the members of the planning and zoning commission, along with members of the City of Rockwall's Staff.

It is also our understanding that we will submit to the staff for review and distribution all necessary revised drawings on or before April 25, 1983 which we understand is the deadline required by the City of Rockwall to place our application on the May 12, 1983 agenda.

Sincerely,

TEXAS-FRATES COMPANY

By: James E. Robertson
James E. Robertson, V. P.

POE & ASSOCIATES PLANNING

By: Bland Pittman
Bland Pittman, V. P.

JER, BP/slt

cc: Robert C. Poe Danny McCoy
Wayne Barton

April 25, 1983

Planning and Zoning Commission
City of Rockwall
102 E. Washington
Rockwall, TX. 75087

Gentlemen:

I have just recently moved to this area from Colorado, and although I am not currently a property owner in Chandler's Landing, I am looking at property there on which to build my home.

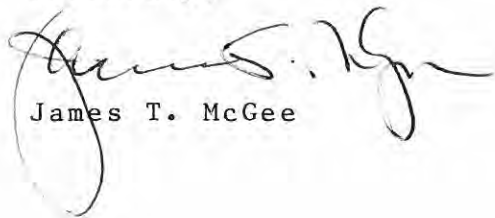
I have attended one meeting at which Fracorp made it's presentation to the Homeowner's Association and both of the recent meetings before the Planning and Zoning Commission. Since I was neither a property owner nor a representative of the developers, I was hesitant to speak at these meetings; but I would like to share with the commission a few points which I haven't heard mentioned. My background is in real estate brokerage and development, and although I haven't personally developed any condominiums, the area which I left was a resort area with several thousand condominium units.

There is no inherent problem with either condominiums or condominium owners. The owner of a condominium unit has an interest in a "dwelling unit" and a interest in land just like the owner of a single family home on a single lot. The condominium owner has the same pride of ownership as the owner of a single family house and he has purchased his property for the very same reasons. He has simply chosen to buy a condominium instead of a house; in much the same way that one might choose to buy a house on a quarter acre lot instead a house on five acres; or a house in Rockwall instead of a house in Dallas. One of the main factors which dictate the acceptability of any type of home is the manner in which it is maintained and managed, and it would appear that Fracorp as the owners and managers of Chandler's Landing have performed in exemplary fashion in this regard.

Although the rather vocal homeowners who have been present at the various meetings seem to forget it, Fracorp as the designer, developer and manager of Chandler's Landing is the creator of the atmosphere and quality of life which they are so fervently trying to protect.

All things must change. Just as the City of Rockwall is responding to the changing needs of the community by revising it's Planning and Zoning ordinance; so also must a creative developer respond to changes in order to maintain the viability of his development. I believe that this developer has done an outstanding job by designing an atmosphere at Chandler's Landing which is an asset to both the current residents and the City of Rockwall. It is certainly in the developer's economic interest to continue this high level of quality, and I believe that we all can be confident that this committment to quality development will endure.

Sincerely,

A handwritten signature in dark ink, appearing to read "James T. McGee", with a large, stylized flourish at the end.

James T. McGee

Rockwall Planning & Zoning Commission
102 E. Washington
Rockwall, Texas 75087

June 1, 1983

Dear Sir:

We ask you to reconsider your approval of site plan B-1
in Chandlers Landing presented at your last meeting.

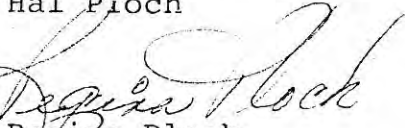
We request that you not approve any proposal with additional
multifamily units within the Chandlers Landing 285 acres.

Please do not approve any dwellings with less than 1700 sq. ft.

Thank you,



Hal Ploch



Regina Ploch
222 Sovereign Ct.
Rockwall, Texas 75087

cc:

Wayne Rogers
Wayne Miles
Luke Gournay
Kent McKinney
Wesley Barton
Jack Horn
Duane Gracy

ridge enterprises, inc.

6/1/82

Rockwall City Council
Planning & Zoning Commission
102 E. Washington
Rockwall, Texas 75087

Gentlemen -

Across 740 from my home is the Chandler's landing development area that has been recently named "1B". I was very distressed that the P&Z Commission tentatively approved "1B" as well as the new Master Plan on what appears to be a very short consideration - i.e. Fracorp's revised plans were only made available the afternoon of the decision!!

Fracorp is requesting to change the zoning in my neighborhood from fee simple attached or detached housing to multi-family condos and/or apartments. I am against it; my neighbors who are also next to it are 100% against it; the majority of Chandler's residents are against it; and the people of the city of Rockwall have clearly stated in the recent elections and zoning cases that they are against more multi-family zoning at this time!

It is my understanding that the property owners within 200 feet of a proposed rezoning have the right to petition the Commission and the Council so as to enforce the "20% or greater" rule of opposition to a rezoning. With the view of this right I have obtained a petition from all six homeowners along FM 740 who are within 200 feet of "I-B" as well as the owner of the one vacant lot between these homes (note: it is my company that owns this lot). I have also received a petition from Mr Kirby Albright and Mr. George Roland who own 11 1/2 acres directly abutting the north end of "I-B".

We, the neighbors of "I-B," are opposed to Fracorp's plans for "I-B" as well as their new Master Plan.

Thank you,



President, Ridge Enterprises, Inc.

Linda Lynn

David Lynn

328 Columbia Dr
Rockwall, Texas
722-3044

Planning & Zoning Commission
Rockwall City Council
Subject: Chandler's Landing Master Plan,
Tract I A and Tract I B

Dear Sirs:

The David Lynn family is asking each of you to reconsider your approval of the Master Plan and Tract I B for the following reasons:

1. With the exception of the areas known as Cutter Hill and Spy Glass Hill all of us were lead to believe that the undeveloped land around us would be single family and owner occupied homes.

2. The developer in the new Master plan no longer guarantees the security of the area.

3. Even though the original developer Tracap had no listed square foot requirements.

it is a fact that most of the homes have an average of 1700 sq. feet and or far above that average. We urge a minimum of 1700 sq. feet to preserve the existing values of the homes and the continuation of a family oriented neighborhood.

4. Workout plans for larger ~~the~~ swimming pool in I-B and more tennis courts in I-B and I-A - all the facilities in Chaddlers will far exceed their limits - This includes the Marina and Marina parking.

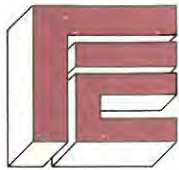
3. The developer and Mr. Poe of Tracorp have told you how earnestly they have tried to reach a compromise with the homeowners. Facts are, they met with a hand picked few, and ignored the major concerns of the majority of the homeowners. Our major concerns remain: square footage and density!

6. Traffic on FM 740 is, at this very moment, dangerous at best. Interstate 30 is also dangerous.

In closing - and on a personal note - we lived in Dallas 23 years before moving to Rockwall. When our friends questioned us about our move to Rockwall we have listed the positive items that Rockwall has to offer. Their main question always is: "Is the long drive worth the sacrifice?" Up until now our answer to them has been Yes - the long drive is worth living in Rockwall. Please do not take away our Yes. Rockwall is at the crossroads and the decision is up to you and the members of the City Council.

We are not against development in Rockwall or in Chandler's Landing. We are for an appropriate approach to development especially in areas where a existing precedent has been set.

Sincerely,
Linda Lyne
Admin. Team



FRACORP

June 2, 1983

Rockwall City Council
City of Rockwall
Rockwall, Texas 75087

Gentlemen:

Texas-Frates Company is the Master Developer of Chandlers Landing and own lots 22B and 23B in Phase X. We have not entered into any contracts for sale of the above mentioned lots.

We obviously, concur and approve of the Improved Master Plan in Phase IB which was presented and approved by the City of Rockwall Planning and Zoning Commission, May 12, 1983.

Sincerely,

TEXAS-FRATES COMPANY

Jim Robertson
Vice President

JR/ejc

V. Clarke Const.
Co.

Texas-Frater

R. McCormack

R.J. Hawk



CHANDLERS LANDING
CUSTOM SINGLE FAMILY HOMESITES
PHASE X



FREESE AND NICHOLS, INC.
CONSULTING ENGINEERS AND PLANNERS

June 2, 1983

Mr. Jesse Gilbert, Jr.
City Administrator
City of Rockwall
120 Washington
Rockwall, Texas 75087

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

GEORGE HUMAN, P.E.
VICE PRESIDENT - AUSTIN

RE: Chandlers Landing
Improved Master Site Plan
Revised 5/9/83 by Poe and
Associates Planning, Inc.
ROK 81507

Dear Mr. Gilbert:

Based on your request, the following outline addresses the internal traffic circulation concerns for the Chandlers Landing Improved Master Site Plan. These concerns include the storage requirements at the security gates and the adequacy of the loop roads in serving the projected traffic.

CHANDLERS LANDING (SITE PLAN 5/9/83)

ROCKWALL, TEXAS

INTERNAL CIRCULATION ANALYSIS

A. TRAFFIC GENERATED:

3,406 vehicles per day - platted area - 321 single-family/38
multi-family
8,104 vehicles per day - undeveloped area - 462 single-family/683
multi-family

11,510 vehicles per day total

NOTE: Trip rates used - 5.1 trips/dwelling unit for multi-family
ownership; 10 trips/dwelling unit for single family

B. VOLUMES PROJECTED AT SECURITY GATES:

Assumes three possible security gate locations:

1. Closest to marina
2. Main gate from Ridge Road
3. Lake Village

Demand volumes as follows:

1. If only two gates used:
Gate 1 - 5,510 vehicles per day
Gate 2 - 6,000 vehicles per day

Or

Gate 2 - 5,900 vehicles per day
Gate 3 - 5,610 vehicles per day

2. Three gates used:
Gate 1 - 2,014 vehicles per day
Gate 2 - 3,750 vehicles per day
Gate 3 - 5,746 vehicles per day

C. STORAGE AT GATES:

Gate 2 (main gate):

Maximum projected volume - 600 vehicles per hour.

For a five mile per hour service rate and a 600 vehicle per hour arrival rate, the average queue length would be nine vehicles.

Storage available - 16 vehicles

Storage required - 9 vehicles: therefore, storage is adequate

Gate 3

Maximum projected volume - 570 vehicles per hour

Storage available - seven vehicles

Storage required - five vehicles: therefore, storage is adequate

Gate 1

Maximum projected volume - 550 vehicles per hour

Storage available - five vehicles

Storage required - four vehicles: therefore, storage is adequate

Mr. Jesse Gilbert, Jr.
City of Rockwall, Texas

June 2, 1983
Page 3

D. CAPACITY OF ROADWAYS:

Available:

Thirty-foot pavement width (no parking) - 6,000 vehicles per day
Forty to 44-foot pavement width - 12,000 to 18,000 vehicles per day

Demand volume: Total - 11,510 vehicles per day

Forty and 44-foot roadways could accommodate entire volume of site-generated traffic.

The maximum volume projected on the 30-foot roadway is 6,684 vehicles per day; the capacity available is 6,000 vehicles per day.

This is a maximum value assuming all residences along this roadway would utilize it for ingress and egress.

To accommodate the maximum volume projected for this loop road, the pavement width should be at least 36 feet, which at 30 miles per hour could accommodate 10,000 vehicles per day.

SUMMARY:

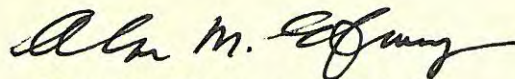
The northern loop road will primarily serve the undeveloped tracts in this area of the development. It should have at least a 36-foot pavement width to accommodate the maximum projected traffic generated by these tracts. The other roadways in the system are adequate.

Storage provided at the security gates is adequate under the assumed distribution. The optional Gate 3 should be opened when the northern loop area begins to develop.

Note on the site plan the cul-de-sac just north of the marina in the undeveloped portion. If access to both the single-family and multi-family is limited to the cul-de-sac, the volume will be 740 vehicles per day. This is over the desired capacity of this cul-de-sac. Access to the multi-family development should also be provided off of the loop road to relieve the demand on the cul-de-sac.

Sincerely,

FREESE AND NICHOLS, INC.



Alan M. Efrussy, A.I.C.P.

AME/JZ/sb

LAW OFFICES
GOINS & UNDERKOFER
1015 REPUBLIC NATIONAL BANK TOWER
DALLAS, TEXAS 75201

TELEPHONE
(214) 651-1661

JOHN O. LANGDON

May 12, 1983

Mr. Jack L. Paris, Jr.
Curtis & Paris
P. O. Box 1256
Greenville, Texas 75401

Re: Chandlers Landing
Rockwall, Texas

Dear Mr. Paris:

This firm and the law offices of Ralph M. Hall represent Texas-Frutes Company and Fracorp Inc. in connection with the development plans proposed for Chandlers Landing by such companies and Peak Investments Corporation. Representatives of Fracorp and Peak Investments Corporation have been meeting for over the past six weeks with the staff of the City of Rockwall, the Planning and Zoning Commission and various homeowners and homeowner groups concerning the continued development of Chandlers Landing.

During the first meeting of the Planning and Zoning Commission held on April 14, 1983 to consider the plans, the Commission determined to postpone action on these matters pending further discussions between the developer and the homeowners. The Commission also scheduled a work-session to be held on April 21, 1983. During this session, the developer again reviewed the plans for development of the property and revisions to the plans which were being considered as a result of requests and comments previously received from the homeowners. A number of questions and further comments concerning the plans were also again made by homeowners and other interested parties at the session, including questions regarding the procedures required under state law for vacating plats. As these and several other questions of a similar nature were raised at the prior meeting, the developer and I am sure the Commission very much appreciated your attendance at the session and your assistance in responding to these questions.

Since the work-session, the developer has continued to meet with the City staff and homeowners concerning the plans, and it is my understanding that the plans will be

considered again by the Commission at its meeting on May 12, 1983.

The developer hopes that the meaningful concerns and requests of the homeowners can be satisfactorily resolved prior to this meeting and that the plans will meet with acceptance by the homeowners. However, in view of the questions raised by representatives of the homeowners concerning the legal standards applicable to the City's review of the plans, I thought that this letter outlining my understanding of these standards as applied to the facts of the present case might be of mutual benefit to the developer and the City.

The property constituting Chandler's Landing was originally zoned by the City pursuant to Ordinance No. 73-48 in November, 1973 as a planned development district. The ordinance generally divided the development into two areas as outlined on the master plan attached as Exhibit "A" to the ordinance. Area 1, consisting of approximately 55 acres, was to contain no more than 500 dwelling units and was to be developed according to specified guidelines set forth in the Ordinance. Area 2, consisting of the remaining approximately 235 acres of the subdivision, was to contain "any single-family, multiple-family or non-residential use permitted in a Planned Development District under the [City's] Comprehensive Zoning Ordinance" except certain prohibited uses, none of which are now proposed for that area. The City's Comprehensive Zoning Ordinance, Ordinance No. 72-2, designated the following residential uses as permissible for a planned development and hence permissible for Area 2:

1. one-family dwelling detached
2. one-family dwelling attached
3. two-family dwelling
4. multiple-family or apartment building
5. community unit development

The master plan attached to Ordinance No. 73-48 projected a general plan for the development of the project as then contemplated by the developer and the City. The plan reflected a variety of housing styles for Areas 1 and 2 then denominated as "custom townhouse lots, townhouses and vacation villas." Ordinance 73-48 was amended slightly in 1974 but not in any material respect.

As the development of the property has progressed over the past ten years, various specific development plans for parcels of the property have been presented to and approved by the City. Not all of these plans involved development of the property as illustrated on the original master plan. For example, development plans for the construction of four condominium projects within Area 2 known as Cutter Hill Phases I, II and III and The Cabanas at Chandlers Landing have been approved by the City. Likewise, development plans for the construction of a condominium project known as Spyglass Hill have also been approved. The Spyglass Hill development is expected to consist of five separate condominium regimes. This development currently occupies and is projected to occupy a substantial portion of the property within Area 1 that was shown on the original master plan as reserved for commercial use. In addition, various other development plans for construction of single family detached dwellings, townhomes and patio homes have been approved by the City as development of the property has occurred.

In connection with submitting the development plans for two parcels of Chandlers Landing, Tracts 1-A and 1-B, the City staff requested that the developer prepare a revision to the master plan to reflect the currently projected future development of Chandlers Landing. In this regard, the developer prepared an updated master plan that again reflected a variety of housing styles for the undeveloped areas of the property such as condominiums, townhomes, cluster homes, patio homes and lake villas (a type of condominium). The developer's description of these housing styles is enclosed. However, the updated master plan prepared by the developer would not result in an increase in the density within Chandlers Landing from that originally granted in 1973, i.e., the number of dwelling units within Area 1 would still not exceed 500 and would still not exceed 1,520 within Area 2. As stated above, the developer has also prepared specific development plans for Tracts 1-A and 1-B consistent with the uses for these areas shown on the updated master plan.

This letter is not to argue the merits of the updated master plan or the development plans for Tracts 1-A or 1-B but rather to outline my understanding of the legal principles involved in the City's review of the plans. Initially, it must be determined whether the plans before the City involve a "rezoning" of the property within the meaning of Article 1011e, Tex. Rev. Civ. Stat. Ann. The City's Comprehensive Zoning Ordinance adopted in 1972 established a planned development as a separate zoning classification and pursuant

to Ordinance No. 73-48, Chandlers Landing was zoned as a planned development. The project's classification as a planned development is thus the "zoning" of the property and therefore only a request to change this classification or to develop the property inconsistent with the uses permitted by the Ordinance would involve a rezoning. However, in the present case the developer is not seeking to change the project's classification as a planned development or to develop the property inconsistent with the uses permitted under the Ordinance. As stated above, Ordinance No. 73-48 established certain density limitations, permitted various single-family and multi-family dwellings and prohibited certain commercial uses on the property. The updated master plan and the plans for Tracts 1-A and 1-B reflect densities within those prescribed by the Ordinance, provide for the same types of residential uses permitted by the Ordinance and do not reflect any prohibited commercial use for the property. Indeed, Tract 1-A was shown on the original master plan as consisting of parking spaces and vacation villas and townhomes. In fact, at least one-half of the residential portion of Tract 1-A was shown on the original master plan for use as vacation villas which the master plan denominates as condominiums. The developer's plan for Tract 1-A provides for the same types of residential uses as the original Master plan shows, i.e., a mix of townhomes and condominiums. Thus, rather than being a request to rezone Chandlers Landing, the updated master plan and the plans for Tracts 1-A and 1-B reflect the developer's currently projected uses for the property consistent with those permitted under the Ordinance and to the extent they reflect a change from the master plan attached to the Ordinance, they reflect a change in planning, not a change in zoning. In this regard, it is my understanding that the City did not consider the currently approved plans for the Spyglass Hill development to involve a change in zoning although the plans reflected a different use for the property than projected on the original master plan, i.e., a change from commercial use to residential use. It appears that this same rationale should apply in the present case and thus the provisions of Article 1011e should not apply.

However, even if the plans could be considered to involve rezoning the property, there exists a number of judicially established standards and criteria by which a city's decision to grant or deny requests for zoning changes are judged. Generally speaking, most of the reported cases in the area of challenges to zoning involve a change of zoning from residential use to commercial use. These cases are not directly in point in the present case because no such

change is requested. In fact, under the proposed revision a substantial portion of Chandlers Landing previously reserved for commercial use is or will be devoted to residential use. However, in Brehmer v. City of Kerrville, 320 S.W.2d 193 (Tex. Civ. App. - San Antonio 1959, no writ) the court held that the city fell into error when it refused to rezone a tract from residential use to a limited commercial use. In that case the court noted that the city had reclassified other properties close to the subject tract from residential to commercial use and the property would have a substantially higher value if rezoned. In addition, the court stated that the city council failed to exercise the judgment confided to it when it based its actions on the wishes of the citizens who appeared in opposition to the request. The principles on this case would seem particularly applicable to the development plan for Tract 1-A since that tract seems to have generated most of the interest of the homeowners. It should be noted that a portion of Tract 1-A was shown on the original master plan as a parking lot for a commercial area and at least one-half of the residential portion of Tract 1-A was shown to consist of condominiums, with the remainder to consist of townhomes. Tract 1-A is now also planned to contain a mix of housing styles ranging from townhomes to lake villas to condominiums, in descending order from north to south. At the request of the homeowners, the density within Tract 1-A will be lowest in the northern part of the tract which is closest to already developed property. In Brehmer, the court noted that other property close to the tract in question in that case had been rezoned from residential to commercial use. In the present case, there are also four other constructed condominium projects (Cutter Hill Phases I, II and III and The Cabanas at Chandlers Landing) in the general area of Tract 1-A, although as stated above, condominiums are not proposed for all of this tract. In addition, there seems to have been some concern by the homeowners over the fact that Tract 1-A was platted in 1978 for single family dwellings and then the plat was vacated, albeit entirely legally, in 1982. In its meetings with the City staff, Planning and Zoning Commission and homeowners, the developer has stated that the best use of Tract 1-A is not for single family detached dwellings because of the lack of lake view available on the property and that the property and the development as a whole would be better served by the mixed residential usage projected by the development plan for this tract.

In addition to these specific concerns over Tract 1-A, a number of homeowners have expressed a concern that Chandlers Landing will be a "condominium project" which was never

intended. In this regard, however, Ordinance No. 73-48 authorized Area 1 and Area 2 to be used for multi-family dwellings, including apartments. As with the upgrading of designated areas from commercial to residential use, however, neither the updated master plan nor the development plans for Tracts 1-A and 1-B reflect any usage for apartments. In addition, as stated in the City's notice mailed to the homeowners concerning the plans, the housing types planned by the developer include a variety of styles and are not limited solely to condominiums. It is difficult to ascertain the homeowners' true concern in this regard in any event since a condominium is merely a method of common ownership of property and would seem to be preferred by the homeowners over apartments within the development.

The case of Burkett v. City of Texarkana, 500 S.W.2d 242 (Tex. Civ. App. - Texarkana 1973, writ ref'd n.r.e.) is also of significance to the Chandlers Landing matter. In that case, the city rezoned a city block from single family dwelling use to two family dwelling use and an adjoining landowner sued the city to void its action. In upholding the rezoning, the court found that it did not constitute spot zoning because the classification was not substantially different, i.e., the usage remained residential as opposed to commercial, and the subject property was not a small tract but an entire city block. In addition the court found that the city was justified in rezoning the tract because of the continuation of its use for residential purposes, its impracticality for use as single family housing, a trend toward apartment and two-family housing in the area and the absence of an increase in population and traffic density and also because the rezoning would develop previously undeveloped areas. These factors seem to be of particular relevance to the future development of Chandlers Landing. In regard to this last point, however, it should also be noted that in view of the developer the development of Chandlers Landing will be enhanced by a planned development of a variety of housing types that reflect the public's current need for a lakeside living style rather than the housing styles proposed ten years ago in the master plan. In addition, there are currently platted only approximately 330 single family detached dwellings, townhomes and patio homes within a project which consists of over 285 acres and which was originally zoned for 2,020 dwelling units. Thus, it cannot be seriously argued that the property has exclusively acquired the character of being a single family dwelling project. There should also be no question of spot zoning in view of the large undeveloped areas within the subdivision and the

size of Tracts 1-A and 1-B (constituting approximately 17.7 acres and 25.55 acres, respectively). A number of other cases have also rejected an argument that illegal spot zoning occurred when a city rezoned tracts much smaller than those now before the City. City of Waxahachie v. Watkins, 275 S.W.2d 477 (Tex. 1955) [1/2 acre]; Bernard v. City of Bedford, 593 S.W.2d 809 (Tex. Civ. App. - Ft. Worth 1980, writ ref'd n.r.e.) [3.5 acres]; Midway Protective League v. City of Dallas, 552 S.W.2d 170 (Tex. Civ. App. - Texarkana 1977, writ ref'd n.r.e.) [7.98 acres]; McWhorter v. City of Winnsboro, 525 S.W.2d 701 (Tex. Civ. App. - Tyler 1975, writ ref'd n.r.e.) [5.29 acres].

Similarly in Charlestown Homeowners Association v. LaCoke, 507 S.W.2d 876 (Tex. Civ. App. - Dallas 1974, writ ref'd n.r.e.), the city had rezoned as a planned development district a tract which was previously zoned for use for single family detached dwellings. Under the planned development, the district would include single family attached dwellings and would allow 250 homes whereas only 70-75 homes would have been allowed under the prior zoning. The homeowners' principal objection to the district was based upon the increased density of population and traffic in the area. In upholding the city's decision to rezone the property as a planned development, the court found that the development of single family attached dwellings would be compatible with the existing single family detached use and that the increased traffic would be connected with other major thoroughfares to avoid traffic congestion in a residential area. Further, the record indicated that the interests of the existing homeowners were not ignored since concessions had been made by the developer and the homeowners' proposals were considered in planning the district. With respect to Chandlers Landing, of course, the issue of increased density is not present because the developer is not seeking authority to develop any more homes than are currently authorized. However, as in LaCoke, the developer at Chandlers Landing has also listened and affirmatively responded to homeowner comments concerning the development plans and continues to do so. Even more significantly, in LaCoke the court found that the development of single family attached dwellings would be compatible with the single family detached dwellings already existing on the tract. In the present case, no change from residential use is requested and the zoning already permits two-family and multi-family dwellings, including apartments within the subdivision.

The latest pronouncement by the supreme court in the area of zoning is its decision in City of Pharr v. Tippitt, 616 S.W.2d 713 (Tex. 1981). That case involved a challenge to the rezoning of a 10.1 acre tract from use for single family dwellings to use for multi-family duplexes and quadruplexes. On the basis of the size of the tract to be rezoned, the court in Tippitt rejected the argument that the rezoning constituted spot zoning and in upholding the city's decision to grant the rezoning, the court cited the following factors which are analogous to the issues currently involving Chandlers Landing:

- (1) the number of structures would not be increased substantially;
- (2) the property would have its own internal streets and off-street parking; and
- (3) the city's need for multi-family housing was growing.

Finally, at the work-session one of the spokesmen for the Chandlers Landing Community Association, who is an attorney, referred to and quoted from a 1973 supreme court decision in his comments to the Planning and Zoning Commission. I believe that the case referred to is Burns v. Woods, 492 S.W.2d 940 (Tex. 1973). However, that case is not a zoning case. Instead, it involved an attempt by a homeowner in a subdivision to enforce alleged usage restrictions contained in the plat and dedication instrument creating the subdivision. The plat and dedication instrument purported to restrict the development of the subdivision as a restricted residential area and the homeowner sought to enjoin the construction of an apartment project within the subdivision. In rejecting the homeowner's contention, the court held that there was no evidence that the plan reflected by the plat and dedication instrument was implemented in accordance with its requirements or that the subdivision as so planned ever came into existence. In quoting from this decision at the work-session, the attorney was in fact quoting from the decision's reference to a prior opinion of the supreme court in Curlee v. Walker, 244 S.W. 497 (Tex. 1922). In that case, the court enforced restrictive covenants which were found to have created a general plan for a restricted residential district based upon the facts of that case.

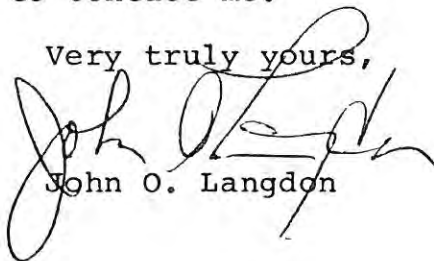
The case referred to by the attorney and other cases dealing with restrictive covenants would not seem to be

relevant to the issues before the City in considering the development plans at Chandlers Landing. The factors to be considered by the City are enunciated in Article 1011(c), Tex. Rev. Civ. Stat. Ann., and judicial decisions involving a municipality's actions thereunder, not those involving suits attempting to enforce restrictive covenants. As you may know, all the property within Chandlers Landing is impressed with restrictive covenants designed to ensure an orderly and planned development of the property, and the plans currently proposed for the project will be subject to these restrictions. These restrictions, however, do not prohibit and in fact contemplate multi-family structures within the subdivision. Moreover, these restrictions are in addition to and not in lieu of the zoning applicable to the property. See City of Gatesville v. Powell, 500 S.W.2d 581 (Tex. Civ. App. - Waco 1973, writ ref'd n.r.e.) [where a restrictive covenant is more restrictive than a zoning ordinance, the covenant prevails but the ordinance is nevertheless valid].

Based upon standards established by prior court decisions, there should be no question as to the validity of a decision by the City to approve the plans and at least some question if for some reason the plans should be disapproved. Nevertheless, the developer believes that the plans provide a well-designed program for a development that will continue to be a credit to the City of Rockwall and hopes that this view is shared by the City Council.

If this office can address any questions or comments concerning this letter or if we can provide any information or assistance in regard to the matters before the City, please do not hesitate to contact me.

Very truly yours,



John O. Langdon

JOL/ajw

Enc.

M E M O R A N D U M

TO: Rockwall City Council
The City of Rockwall, Texas

FROM: Ron McCormick

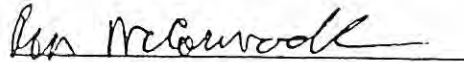
DATE: May 17, 1983

SUBJECT: LAND DEVELOPMENT AT CHANDLERS LANDING

Gentlemen:

I have under contract to purchase lot 21B in Phase X at Chandlers Landing.

I understand and approve of Land Development as displayed by the Improved Master Plan and Phase 1B as presented to the City of Rockwall Planning and Zoning Committee on Thursday, May 12, 1983.


Ron McCormick

cc: FRACORP
James E. Robertson, Vice-President

MEMORANDUM

*Q Recd
5/23/83
1) copy to KEP
2) note back
young*

TO: Rockwall City Council
The City of Rockwall, Texas

FROM: Virginia Clark, Virginia Clark Construction

DATE: May 17, 1983

SUBJECT: LAND DEVELOPMENT AT CHANDLERS LANDING

Gentlemen:

I have under contract to purchase lots 24B and 25B in Phase ~~X~~ at Chandlers Landing.

I understand and approve of Land Development as displayed by the Improved Master Plan and Phase 1B as presented to the City of Rockwall Planning and Zoning Committee on Thursday, May 12, 1983.

Virginia Clark

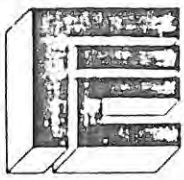
Virginia Clark

cc: FRACORP
James E. Robertson, Vice-President

I own Lot 19 in Chandlers Landing. I agree with the overall master plan and site plan for IB as approved by the Planning and Zoning Commission regarding Chandlers Landing.

Robert B. Hamb

Date: June 2, 1983



FRACORP

June 2, 1983

Rockwall City Council
City of Rockwall
Rockwall, Texas 75087

Gentlemen:

Texas-Frates Company is the Master Developer of Chandlers Landing and own lots 22B and 23B in Phase X. We have not entered into any contracts for sale of the above mentioned lots.

We obviously, concur and approve of the Improved Master Plan and Phase IB which was presented and approved by the City of Rockwall Planning and Zoning Commission, May 12, 1983.

Sincerely,

TEXAS-FRATES COMPANY

Jim Robertson
Vice President

JR/ejc



July 28, 1983

The Honorable Mr. Leon Tuttle and
Rockwall City Council
City Hall
Rockwall, Texas 75087

Gentlemen:

I am submitting a formal request to represent Chandlers
Landing at your August 15th work session.

The purpose for meeting with you is to clarify your position
and receive your informal input related to the development
at Chandlers Landing, and more specifically, your guidance in
revising the improved Master Plan as previously approved by
The Rockwall Planning and Zoning Committee.

This informal assistance with members of the Council and Staff
will enable us to adopt a plan which will allow us to meet
with residents at Chandlers and formulate unity in response
to a development plan acceptable by all concerned.

I am not requesting council approval on a development plan.
Your input will be used as a guideline to satisfy problem areas
of which we will attempt to resolve so that a formal presentation
may be given to the Council at the September 12th meeting.

CHANDLERS LANDING

1 Commodore Plaza, Rockwall, Texas 75087, Telephone (214) 226-7635

Page 2
Mr. Leon Tuttle
July 28, 1983

Please confirm our agenda status for this informal meeting
on August 15th and formal presentation on September 12th.

Sincerely,

A handwritten signature in cursive script that reads "Van R. Hall". The signature is written in dark ink and is positioned above the typed name and title.

Van R. Hall
Director of Development
at Chandlers Landing

VRH/df

CHANDLERS LANDING
PRODUCT TYPES AND REQUIREMENTS
May 12, 1983

CONDOMINIUMS will range from two units per building to fourteen units per building. They will consist of flats and studios or a combination thereof. Ownership of units will be in the form of fee simple ownership of air space including interior surfaces. Land ownership along with other common elements of the project will be shared with other owners.

Requirements:

- Minimum floor area for flats 700 sq.ft.
- Minimum floor area for studios 900 sq.ft.
- Maximum number of units per building 14
- Maximum building height (restricted to 30' in most areas) 36 ft.
- Minimum front yard 10 ft.
- Minimum distance between buildings 10 ft.
- Building setback from less dense use (one story construction) 25 ft.
- Building setback from less dense use (two story construction) 50 ft.
- Minimum number of parking spaces per unit 2 1.5 spaces

LAKE VILLAS would provide homes that are similar to both condominiums and townhomes. These units would be similar to condominiums in that provisions for ownership may be based on air spaces and interior surfaces rather than ownership of a unit and a lot. These units would resemble townhomes in that they would typically be built in a series of 2-8 units with common walls between the units. Greenspace would be commonly owned through the Property Owners' Association.

Requirements:

- Minimum floor area for flats 800 sq.ft.
- Minimum floor area for studios 1000 sq.ft.
- Maximum number of units per building 12
- Maximum building height (restricted to 30' in most areas) 36 ft.
- Minimum lot width (if applicable) 24 ft.
- Minimum lot depth (if applicable) 90 ft.
- Minimum front yard 10 ft.
- Minimum rear yard (if applicable) 10 ft.
- Minimum lot area (if applicable) 2200 sq.ft.
- Maximum building coverage (if applicable) 60%
- Minimum distance between buildings 10 ft.
- Building setback from less dense use (one story construction) 25 ft.
- Building setback from less dense use (two story construction) 50 ft.
- Minimum number of parking spaces per unit 2 1.5 spaces

NOTE: Lake Villas ownership legally is condominium form. The appearance is that of townhomes in that no more than two units will be stacked, and no more than one level of balcony.

TOWNHOMES are proposed as single-family attached units with party walls. The units are characteristically built as individual units in a series of four to ten units with common walls between units, and a side yard on the end units only. These units would typically be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as a minimum of a front and rear yard. Greenspace would be commonly owned through the Property Owners' Association.

Requirements:

- Minimum floor area per unit:	
- Type A	1200 sq.ft.
- Type B	1000 sq.ft.
- Type C	750 sq.ft.
- Maximum number of units per building	10
- Maximum building height (restricted to 30' in most areas)	36 ft.
- Minimum lot width	24 ft.
- Minimum lot depth	90 ft.
- Minimum front yard	10 ft.
- Minimum rear yard	10 ft.
- Minimum lot area	2200 sq.ft.
- Maximum building coverage	60%
- Minimum distance between buildings	10 ft.
- Minimum percent of masonry on buildings	
- Building setback from less dense use (one story construction)	25 ft.
- Building setback from less dense use (two story construction)	50 ft.
- Minimum garage space:	
- Type A	one car
- Type B	none
- Type C	none
- Minimum number of parking spaces per unit	2 spaces

CLUSTER HOMES consist of single-family detached units that are clustered in groups of a slightly higher density than conventional single-family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners. Ownership of these homes would involve the units as well as the lot on which the units are sited. These lots would have front, rear and side yards. Typically, these units would be one story structures.

Requirements:

- Minimum floor area per unit	950 sq.ft.
- Maximum building height	25 ft.
- Minimum lot width	50 ft.
- Minimum lot depth	60 ft.
- Minimum front yard	10 ft.
- Minimum side yard	5 ft.
- Minimum rear yard	5 ft.
- Minimum lot area	3000 sq.ft.
- Maximum building coverage	60%
- Minimum distance between buildings	10 ft.
- Building setback from less dense use (one story construction)	25 ft.
- Building setback from less dense use (two story construction)	50 ft.
- Minimum garage space	one car
- Minimum number of parking spaces per unit	2 spaces

PATIO HOMES are proposed as another form of single-family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes would involve the unit as well as the lot. Typically, these units would be one story structures.

Requirements:

- Minimum floor area per unit:	
- Type A	1200 sq.ft.
- Type B	950 sq.ft.
- Maximum building height	30 ft.
- Minimum lot width	40 ft.
- Minimum lot depth	80 ft.
- Minimum front yard	10 ft.
- Minimum side yard	0 ft. and 10 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	3200 sq.ft.
- Maximum building coverage	60%
- Minimum distance between buildings	15 ft.
- Building setback from less dense use (one story construction)	25 ft.
- Building setback from less dense use (two story construction)	50 ft.
- Minimum garage space	one car
- Minimum number of parking spaces per unit	2 spaces

SINGLE-FAMILY dwelling units are proposed as another form of detached housing. These lots will consist of undivided parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. Typically, these units would be one and two story structures.

Requirements:

- Minimum floor area per unit	1200 sq.ft.
- Maximum building height	30 ft.
- Minimum lot width	60 ft.
- Minimum lot depth	100 ft.
- Minimum front yard	25 ft.
- Minimum side yard	5 ft.
- Minimum rear yard	10 ft.
- Minimum lot area	6000 sq.ft.
- Maximum building coverage	35%
- Minimum distance between buildings	10 ft.
- Minimum garage space	two car
- Minimum number of parking spaces per unit	2 spaces

NOTES:

- A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes only.
- All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

CHANDLERS LIGHTHOUSE LANDING
DATA AND REQUIREMENTS

May 12, 1983

Overall Data

- Total tract area	±20.8 ac.
- Total number of dwelling units	179 units
- Number of dwelling units per acre	8.6 units
- Total number of parking spaces (including apron parking)	533 spaces
- Number of parking spaces per unit	3.0 spaces
- Building, parking and street coverage	±10.5 acres
- Total open space	±10.3 acres (±49.5%)
- Maximum building height	30 ft.
- Minimum distance between buildings	10 ft.
- Building setback from less dense use (two story construction)	85 ft.
- Minimum front yard	20 ft.

Data for Townhomes

- Total number of townhome units	37 units
- Minimum floor area	1500 sq.ft.
- Maximum number of units per building	5 units
- Minimum lot width	26 ft.
- Minimum lot depth	110 ft.
- Minimum rear yard	15 ft.
- Minimum lot area	2860 sq.ft.
- Maximum building coverage	55%
- Minimum garage space per unit	2 car

Data for Villas

- Total number of villas	142
- Minimum floor area	1000 sq.ft.
- Maximum number of units per building	10 units
- Minimum garage space per unit	1 car

NOTE: Ownership of all villas within this parcel will be based on air spaces and interior surfaces rather than ownership of a unit and a lot.

LAKE VILLAGE
DATA AND REQUIREMENTS

May 12, 1983

Overall Data

- Total tract area	±24.2 ac.
- Total number of dwelling units	250 units
- Number of dwelling units per acre	10.3 units
- Total number of parking spaces (including apron parking)	702 spaces
- Number of parking spaces per unit	2.8 spaces
- Building, parking and street coverage	±11.2 acres
- Total open space	±13.0 acres (±54%)
- Maximum building height	30 ft.
- Minimum distance between buildings	10 ft.
- Building setback from less dense use (two story construction)	60 ft.
- Minimum front yard	10 ft.

Data for Townhomes

- Total number of townhome units	122 units
- Minimum floor area	1200 sq.ft.
- Maximum number of units per building	6 units
- Minimum lot width	26 ft.
- Minimum lot depth	90 ft.
- Minimum rear yard	10 ft.
- Minimum lot area	2340 sq.ft.
- Maximum building coverage	60%
- Minimum garage space per unit	2 car

Data for Villas

- Total number of villa units	128 units
- Minimum floor area	900 sq.ft.
- Maximum number of units per building	12 units

NOTE: Ownership of all villas within this parcel will be based on air spaces and interior surfaces rather than ownership of a unit and a lot.

CHANDLERS LIGHTHOUSE LANDING
TRACT "1-A"

May 12, 1983

The new development concept for Tract "1-A" is to buffer all existing single-family lots to the north and east of this Tract by single-family "fee simple lots". These single-family homes will be constructed as townhomes with two car garages, entry courtyards, minimum of 1500 square feet per home, patios and greenbelts. Each home along this buffer zone will have a minimum of four off-street parking spaces. Each home will sit on its own fee simple lot and will be heavily landscaped as will the common green areas.

All the homes in "1-A" will have garages. The townhomes that are below the existing single-family homes along Yacht Club Drive will adhere to the twelve foot rule and will not block the views of these existing homes. These townhomes themselves, will have a lake view and will not be blocked by the housing below them. The number of townhomes in this buffer area will not exceed thirty-seven (37) units. The greenbelt buffer between these townhomes and the existing single-family to the north and east will be landscaped with trees and berming. This landscape buffer zone is a minimum depth of seventy feet (70') with an average of ninety-five feet (95'). The minimum distance from the rear lot lines along the lots to the north to the first townhome is one hundred twenty-five feet (125'). The minimum distance from the rear lot lines on the east to the first townhome is eighty-five feet (85').

The entry to "1-A" from Chandler Drive has a security gate and this entry has been moved approximately three hundred fifty feet (350') southwest at the request of the property owners. The entry road feeds into a small loop road which will direct the automobile circulation inwardly in Tract "1-A" reducing the convenience to use this as a club entry. The drive from "1-A" to the club has been moved down along the parking side of Cutter Hill to reduce the traffic noise and light problems.

Chandlers Lighthouse Landing
Tract "1-A"
May 12, 1983
Page 2 of 2

The housing type to be used below the loop drive in "1-A" are to be Lake Villas. Each unit will have a garage and one (1) or more parking spaces. These units will have entry courtyards and architecturally will look almost identical to the townhomes in "1-A". There are one hundred forty-two (142) Lake Villas and thirty-seven (37) townhomes giving a total of one hundred seventy-nine (179) units in Tract "1-A" with a land density of 8.6 units per acre.

It has been agreed that no housing unit to be constructed on Tract "1-A" will exceed a thirty foot (30') height limitation.

An extreme effort has been made with this site plan to work with the land. Keeping the design to the natural land contours and maintaining the existing trees.

LAKE VILLAGE
TRACT "1-B"

May 12, 1983

The new development concept for Tract "1-B" is to buffer all of the existing single-family to the south with single-family "fee simple lots" in the form of townhomes. These townhomes will occur south of the loop road in Tract "1-B". There will be a boulevard entry with a club building and swimming pool. These single-family townhomes will have two (2) car garages, entry courtyards, a minimum of 1200 square feet per home, patios and greenbelts. Each home will have a minimum of four (4) parking spaces per lot. Each home will set on its own fee simple lot and will be heavily landscaped as will the common greenbelt areas in the rear of each lot. The total number of townhomes in "1-B" is one hundred twenty-two (122) yielding a land density of 5.8 units per acre.

As one enters the collector road providing the auto circulation to "1-B" along both sides of this road is a heavily landscape buffer zone. This buffer allows a pleasing landscaped drive following the gently contouring of the land. The collector loop road is interrupted only at one point after entry the security gates at Ridge Road. The interruption is at the turn off into "1-B". This will limit the parking along the loop road to emergency only.

To the north of the loop road we have proposed a multi-family development of one hundred twenty-eight (128) units per acre. These units will be built similar to the Lake Villas in "1-A" in that they will have only one (1) balcony in the rear of each unit and many will be single story units on the ends of each building. It is important to note that as one drives into this part of "1-B" the building from the loop road and the parking for these units is out of view and hidden by the buildings themselves. The minimum square footage for these units will be nine hundred (900) square feet.

Lake Village
Tract "1-B"
May 12, 1983
Page 2 of 2

There are a total of one hundred twenty-two (122) townhomes and one hundred twenty-eight villas in "1-B" giving a total of two hundred fifty (250) dwelling units.

It has been agreed that no housing unit to be constructed on Tract "1-B" will exceed the thirty foot (30') height limitation.

The siteing of all the units on Tract "1-B" have given consideration to the terrain, trees, neighbors and views.

CHANDLERS LANDING
PRODUCT TYPES AND REQUIREMENTS
 May 19, 1983

CONDOMINIUMS will range from two units per building to fourteen units per building. They will consist of flats and studios or a combination thereof. Ownership of units will be in the form of fee simple ownership of air space including interior surfaces. Land ownership along with other common elements of the project will be shared with other owners.

Requirements:

			MF-15
- Minimum floor area for flats	700 sq.ft.		
- Minimum floor area for studios	900 sq.ft.		
- Maximum number of units per building	14		
- Maximum building height (restricted to 30' in most areas)	36 ft.	36 ft.	
- Minimum front yard	10 ft.	25 ft.	
- Minimum distance between buildings	10 ft.	15/20	
- Building setback from less dense use (one story construction)	25 ft.	25 ft.	
- Building setback from less dense use (two story construction)	50 ft.	50 ft.	
- Minimum number of parking spaces per unit	1.5 spaces	1.5/2.5	

LAKE VILLAS would provide homes that are similar to both condominiums and townhomes. These units would be similar to condominiums in that provisions for ownership may be based on air spaces and interior surfaces rather than ownership of a unit and a lot. These units would resemble townhomes in that they would typically be built in a series of 2-8 units with common walls between the units. Greenspace would be commonly owned through the Property Owners' Association.

Requirements:

			MF-15
- Minimum floor area for flats	800 sq.ft.		
- Minimum floor area for studios	1000 sq.ft.		
- Maximum number of units per building	12		
- Maximum building height (restricted to 30' in most areas)	36 ft.	36 ft.	
? - Minimum lot width (if applicable)	24 ft.		
- Minimum lot depth (if applicable)	90 ft.	100 ft.	
? - Minimum front yard	10 ft.	25 ft.	
- Minimum rear yard (if applicable)	15 ft.	25/50/75	
- Minimum lot area (if applicable)	2200 sq.ft.	2000 ft.	
- Maximum building coverage (if applicable)	60%	45%	
- Minimum distance between buildings	10 ft.	15/20	
- Building setback from less dense use (one story construction)	25 ft.	25 ft.	
- Building setback from less dense use (two story construction)	50 ft.	50 ft.	
- Minimum number of parking spaces per unit	1.5 spaces	1.5/2/2.	

NOTE: Lake Villas ownership legally is condominium form. The appearance is that of townhomes in that no more than two units will be stacked, and no more than one level of balcony.

TOWNHOMES are proposed as single-family attached units with party walls. The units are characteristically built as individual units in a series of four to ten units with common walls between units, and a side yard on the end units only. These units would typically be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as a minimum of a front and rear yard. Greenspace would be commonly owned through the Property Owners' Association.

Requirements:

	<u>TH</u>	
- Minimum floor area per unit:		
- Type A	1200 sq.ft.	800 ft.
- Type B	1000 sq.ft.	800 ft.
- Type C	750 sq.ft.	800 ft.
- Maximum number of units per building	10	8 units
- Maximum building height (restricted to 30' in most areas)	36 ft.	36 ft.
- Minimum lot width	24 ft.	
- Minimum lot depth	90 ft.	100 ft.
- Minimum front yard	10 ft.	
- Minimum rear yard	15 ft.	
- Minimum lot area	2200 sq.ft.	3000 ft.
- Maximum building coverage	60%	60%
- Minimum distance between buildings	10 ft.	10 ft.
- Building setback from less dense use (one story construction)	25 ft.	
- Building setback from less dense use (two story construction)	50 ft.	
- Minimum garage space:		
- Type A	one car	two car
- Type B	none	two car
- Type C	none	two car
- Minimum number of parking spaces per unit	2 spaces	two car

CLUSTER HOMES consist of single-family detached units that are clustered in groups of a slightly higher density than conventional single-family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners. Ownership of these homes would involve the units as well as the lot on which the units are sited. These lots would have front, rear and side yards. Typically, these units would be one story structures.

Requirements:

		TH
- Minimum floor area per unit	950 sq.ft.	800 sq. f
- Maximum building height	25 ft.	36 ft.
- Minimum lot width	50 ft.	30 ft.
- Minimum lot depth	60 ft.	100 ft.
- Minimum front yard	10 ft.	20/15
- Minimum side yard	5 ft.	10 ft.
- Minimum rear yard	5 ft.	7½ ft.
- Minimum lot area	3000 sq.ft.	3000 sq/f
- Maximum building coverage	60%	60%
- Minimum distance between buildings	10 ft.	10 ft.
- Building setback from less dense use (one story construction)	25 ft.	
- Building setback from less dense use (two story construction)	50 ft.	
- Minimum garage space	one car	two car
- Minimum number of parking spaces per unit	2 spaces	

PATIO HOMES are proposed as another form of single-family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes would involve the unit as well as the lot. Typically, these units would be one story structures.

Requirements:

- Minimum floor area per unit:

- Type A
- Type B

- Maximum building height

- Minimum lot width

- Minimum lot depth

- Minimum front yard

- Minimum side yard

- Minimum rear yard

- Minimum lot area

- Maximum building coverage

- Minimum distance between buildings

- Building setback from less dense use
(one story construction)

- Building setback from less dense use
(two story construction)

- Minimum garage space

- Minimum number of parking spaces per unit

	TH
1200 sq.ft.	800 sq. f
950 sq.ft.	800 sq. f
30 ft.	36 ft.
40 ft.	25 ft.
80 ft.	100 ft.
10 ft.	20/15
0 ft. and 10 ft.	10 ft.
15 ft.	7½ ft.
3200 sq.ft.	3000 ft.
60%	60%
15 ft.	10 ft.
25 ft.	
50 ft.	
one car	two car
2 spaces	

SINGLE-FAMILY dwelling units are proposed as another form of detached housing. These lots will consist of undivided parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. Typically, these units would be one and two story structures.

Requirements:

		<u>SF-7</u>
- Minimum floor area per unit	1200 sq.ft.	900 sq/
- Maximum building height	30 ft.	36 ft.
- Minimum lot width	60 ft.	60 ft.
- Minimum lot depth	100 ft.	100 ft.
- Minimum front yard	25 ft.	20 ft.
- Minimum side yard	6 ft.	6 ft.
- Minimum rear yard	10 ft.	10 ft.
- Minimum lot area	7000 sq.ft.	7000 ft
- Maximum building coverage	35%	35%
- Minimum distance between buildings	10 ft.	10 ft.
- Minimum garage space	two car	two car
- Minimum number of parking spaces per unit	2 spaces	2 space

NOTES:

- A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes only.
- All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

DEVELOPMENT CONDITIONS AS
REQUIRED BY ROCKWALL, TEXAS
PLANNING AND ZONING COMMISSION

FOR

REVISED MASTER PLAN OF
CHANDLERS LANDING
AND
LAKE VILLAGE SITE PLAN

- (a) Amenity Package
- (b) Area Requirements

May 19, 1983

AMENITY PACKAGE TEXT

LAKE VILLAGE

AREA "1-B"

The amenity package for Lake Village "1-B" falls into several item classifications as listed below.

1. Swimming pool and club building.
2. Boulevard entry into the single family parcel and the boulevard entry into the multi-family parcel.
3. Common open space for the private use of home owners in "1-B".
4. Landscape and street lighting.
5. Signage
6. Lake
7. Forty feet (40') landscaped buffer zone.

The following outline will determine the procedure, estimated cost and timing of the Amenity Packages for Lake Village "1-B".

LAKE VILLAGE
AREA "1-B"

AMENITIES

<u>Item</u>	<u>Description</u>	<u>Construction Start</u>	<u>Estimated Cost</u>
1	The swimming pool will be completely landscaped with a minimum size of 30' by 50' or 1500 sq.ft. water surface and 2500 sq.ft. of deck area surface for sunning. The pool club building will have a minimum of 1800 sq.ft. of roofed area including restrooms and manager's office. This building will be completely landscaped and lighted. Fifteen (15) parking spaces will be built for its use.	Will commence construction at the time building permit is issued for the first dwelling units in "1-B".	See total next page
2	This boulevard entry is to be heavily landscaped, the entry road surface of these areas will have a brick or cobble stone pattern. Each entry will have a lighted identity sign.	Will commence immediately upon issuance of building permit.	See total next page
3	All of the common ownership property will be landscaped and will have a pathway system with quiet sitting areas. The landscaping will be a combination of large and small trees of a native variety where possible, and flowering shrubs and annuals for seasonal color. This common area is approximately 14.5 landscaped areas. <u>ACRES</u>.	These areas will be completed in phases as the buildings in each phase of "1-B" are completed.	See total next page
4	Landscape and street lighting. The landscape lighting will be a soft low lighting along each <u>walkway</u> and around the club building as needed. The street lighting will be a light quality as needed for lighting larger areas with a fixture to be in harmony with the residential units.	These areas will be lighted as construction is completed by phases.	See total next page

<u>Item</u>	<u>Description</u>	<u>Construction Start</u>	<u>Estimated Cost</u>
5	The architectural design of signs in "1-B" will be in harmony with the building design and will be lighted and placed in areas where needed for direction of guests and visitors.	The signs will be installed at the time each area is being landscaped.	See total
6	The large proposed lake at the west side of "1-B" is approximately 2.4 acres with 450 feet of shore line in "1-B".	The construction of this lake will begin in the summer of 1983.	See total
7	This landscape buffer zone occurs along both sides of the main loop road. The dimensions of this landscaped zone is predominately 40 feet. Trees, berms, shrubbery and possibly low fencing or walls will make up the screening in this buffer zone.	The completion of this area will take place as the main loop road is completed.	See total
ESTIMATED COST			\$917,000

AMENITY PACKAGE TEXT

MASTER PLAN

The amenity package for the master plan of Chandlers Landing is proposed as a minimum for the remaining undeveloped land area, excluding Lake Village "1-B". Area "1-B" has a specific amenity package established by the approved site plan. The following are items proposed for the remaining property based upon recreation units. Example: one single-family unit equals 1/2 recreation unit, and one multi-family unit equals one recreation unit.

<u>Item</u>	<u>Number</u>	<u>Ratio</u>
a. Sports Park	3	one per 300 Rec. Unit
b. Swim Club	4	one per 225 Rec. Unit
c. Play Parks	4	one per 250 Rec. Unit
d. Upland Lakes	3 (one existing)	one per 300 Rec. Unit
e. Security Entrances		
f. Landscape Entry Developments		
g. Architectural Graphic and Signs		
h. Common Greenbelts and Paths		

The following are definitions on each item (a) thru (h).

DEFINITIONS

- a. SPORTS PARK - A sports park will include a combination of one sports court, lighted if properly located as not to disturb residences, exercise areas, rest areas, basket ball, badminton, volley ball, racket tennis, paths and required parking. All the sports parks will be landscaped.
- b. SWIM CLUB - The swim club will contain a minimum of 1500 sq.ft. swimming pool, 1800 sq.ft. minimum club pavilion, restrooms and manager's office. Required parking for guests, lighting and landscaping. If it is desired at the time of site planning, the swimming pool may be slightly small and a hot tub could be introduced. If this should occur, the marketing of such a plan would be directed more toward an all adult project.
- c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located within the site plans for the benefit of the selected neighborhood.
- d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to visually enjoy, and for fishing. No swimming or motorized boating will be allowed.
- e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by being manned, or by a mechanical system. These entrances are strategically located throughout the development for ease of proper ingress and egress.
- f. LANDSCAPE ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms and well design fencing.
- g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.
- h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts we are planning an aerobic course.

It should be noted that all of the above described recreations uses must be designed in detail at the time of final plat.

PUBLIC NOTICE

The City Council of the City of Rockwall will hold a public hearing at 7:30 P.M., May 2, 1983, at the District Courtroom, Rockwall County Courthouse, Rockwall, Texas to consider the following items:

1. A request from the Frates Corporation for approval of a revision to the approved site plan and approval of development plans for two tracts within Chandlers Landing, Planned Development No. 8, more particularly described as follows:

TRACT I.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; THENCE S 56° 53' 59" E, 732.68 feet to a point for a corner; THENCE N 44° 37' 56" E, 1751.07 feet to a point for corner; THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency; THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; THENCE S 8° 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; THENCE N 84° 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; THENCE S 2° 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; THENCE S 84° 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; THENCE S 6° 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; THENCE N 89° 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:

N 17° 56' 12" E 235.24 feet; N 17° 48' 56" E, 45.55 feet; N 57° 22' 11" E 107.47 feet; N 4° 36' 56" W, 137.44 feet; N 44° 11' 50" E, 137.84 feet; N 14° 30' 54" E, 137.19 feet; N 56° 08' 28" E, 255.03 feet; N 28° 15' 05" E, 192.07 feet; N 39° 23' 13" E, 599.08 feet; N 72° 30' 52" E, 138.00 feet; N 57° 05' 40" W, 236.77 feet; N 46° 18' 05" E, 120.00 feet to the POINT OF BEGINNING and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

TRACT II.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6° 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;
THENCE S 6° 05' 20" W along westerly line of F. M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet;
THENCE Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82° 36' 10", an arc distance of 144.17 feet to the point of tangency;
THENCE S 88° 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner;
THENCE S 3° 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner;
THENCE N 89° 31' 20" W, 948.14 feet to a point for a corner;
THENCE S 40° 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard;
THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:
N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet; N 56° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 101.03 feet; S 44° 58' 04" W, 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner;
THENCE S 89° 17' 49" E a distance of 4,268.99 feet to the POINT OF BEGINNING, and containing 122.7 acres of land.

Public Notice

The City Council of the City of Rockwall will hold a public hearing at 7:30 p.m., May 2, 1983, at the District Courtroom, Rockwall County Courthouse, Rockwall, Texas to consider the following items:

1. A request from the Frates Corporation for approval of a revision to the approved site plan and approval of development plans for two tracts within Chandlers Landing, Planned Development No. 8, more particularly described as follows:

TRACT I

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; THENCE S 56° 53' 59" E, 732.68 feet to a point for a corner; THENCE N 44° 37' 56" E, 1751.07 feet to a point for corner; THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency; THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point;

TRACT II

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of that Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6° 05' 20" West of Southeast corner of Lot 4 of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas; THENCE S 6° 05' 20" W along westerly line of F.M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet; THENCE Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82° 36' 10", an arc distance of 144.17 feet to the point of tangency; THENCE S 88° 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner; THENCE S 3° 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner; THENCE N 89° 31' 20" W, 948.14 feet to a point for a corner; THENCE S 40° 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet; N 56° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 11.03 feet; S 44° 58' 04" W, 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner; THENCE S 89° 17' 40" E, a

the most Easterly North corner of said 14.502 acre tract, an iron stake found for corner; Thence S, 45° 37' E, along the Southwest line of a public Road, a distance of 165.81 feet to an iron stake set for corner; Thence, S. 44° 23' W, leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner; Thence N. 45° 40' W, a distance of 370.37 feet to an iron stake set for corner; Thence, N. 44° 43' E, along the Southeast line of a Public Road, a distance of 28.77 feet to an iron stake found for corner; Thence, S. 45° 40' E, leaving the said Southeast line of a Public Road, a distance of 201.25 feet to an iron stake found for corner; Thence, N. 45° 18' E, a distance of 196.75 feet to the Place of Beginning, and containing 1.00 acre of land.

Tract III. Being a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being the same tract of land conveyed to Jerry W. Heflin and wife by deed dated April 14, 1978, and being more particularly described as follows:

Beginning at a point on the southwest line of a public road, said point being the west corner of a 14.502 acre tract of land. Thence: N 44° 43' E, along the Southeast line of a public road 234.82 feet to a point for a corner; Thence: S 45° 40' E leaving said public road a distance of 370.37 feet to a point for corner; Thence S 44° 23' W a distance of 234.83 feet to a point for a corner; Thence N 45° 00' W a distance of 371.74 feet to the place of beginning and containing 2.0 acres of land.

ner; THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency; THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; THENCE S 8° 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; THENCE N 84° 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; THENCE S 2° 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; THENCE S 84° 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; THENCE S 6° 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; THENCE N 89° 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17° 56' 12" E 235.24 feet; N 17° 48' 56" E, 45.55 feet; N 57° 22' 11" E 107.47 feet; N 4° 36' 56" W, 137.44 feet; N 44° 11' 50" E, 137.84 feet; N 14° 30' 54" E, 137.19 feet; N 56° 08' 28" E, 255.03 feet; N 28° 15' 05" E, 192.07 feet; N 39° 23' 13" E, 599.08 feet; N 72° 30' 52" E, 138.00 feet; N 57° 05' 40" W, 236.77 feet; N 46° 18' 05" E, 120.00 feet to the POINT OF BEGINNING and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet; N 58° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 11.03 feet; S 44° 58' 04" W, 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner; THENCE S 89° 17' 49" E a distance of 4,268.99 feet to the POINT OF BEGINNING, and containing 122.7 acres of land.

2. A request from Paul Davis and Jerry Heflin for approval of a site plan for Planned Development No. 19 for the development of condominiums on a four acre tract of land West of FM-740 and north of Chandlers Landing, more particularly described as follows:

TRACT I. Being a part of the Edward Teal L&L Survey, Abst. 207, and being out of the North corner of that certain 18½ acre tract of land conveyed to James E. Floyd by H.H. Hickok, by deed dated February 1, 1901, recorded in Volume W, Page 170, Deed Records of Rockwall County, Texas, the tract herein conveyed being described by metes and bounds as follows:

Beginning at the North corner of said 18½ acre tract, said point being in the center of public road; Thence S 45° W with the center of said road 210 feet, stake for corner; Thence S 45° E 210 feet to stake for corner; N 45° E 210 Feet to a point in center of public road; Thence N 45° W 210 feet with the center of said road to the place of beginning and containing 1 acre of land, more or less;

Tract II. Being a tract of land situated in the Edward Teal Survey Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows: Beginning at a point on the southwest line of a Public Road, said point being

PUBLIC NOTICE

The City Council of the City of Rockwall, Texas, will hold a public hearing at 7:30 P.M., July 11, 1983, at the District Courtroom, Rockwall County Courthouse, Rockwall, Texas, to consider a request from the Frates Corporation for approval of a modification of the site plan by a development plan on a tract of land within Chandlers Landing, commonly described as Area 1-B, more particularly described as follows:

TRACT 1.

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at a fence and at the most Northerly East corner of said 285.2916 acre tract and at the East corner of Tanglewood Condominiums, a proposed addition to the City of Rockwall;

THENCE: South $45^{\circ}00'11''$ East a distance of 200.00 feet along a fence line and along the most Northerly Northeast line of said 285.2916 acre tract to an iron rod for a corner at a fence corner post;

THENCE: North $40^{\circ}18'41''$ East a distance of 50.47 feet along a fence line and along the lines of said 285.2916 acre tract to an iron rod for a corner at a fence corner post and at the Westerly line of FM 740;

THENCE: Traversing said 285.2916 acre tract as follows: South $8^{\circ}16'00''$ East a distance of 293.06 feet to an iron rod for a corner; South $6^{\circ}35'05''$ West a distance of 133.75 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of $48^{\circ}36'04''$, a radius of 107.79 feet, and a chord that bears South $62^{\circ}44'24''$ West a distance of 88.71 feet; Along said curve in a Southwesterly direction an arc distance of 91.43 feet to an iron rod at the point of tangency of said curve; South $38^{\circ}26'22''$ West a distance of 121.09 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of $37^{\circ}44'35''$ and a radius of 256.55 feet; Along said curve in the Southwesterly direction an arc distance of 169.00 feet to an iron rod for a corner; South $4^{\circ}10'39''$ East a distance of 276.91 feet to an iron rod for a corner; South $57^{\circ}29'37''$ West a distance of 130.23 feet to an iron rod for a corner; South $2^{\circ}29'45''$ West a distance of 180.14 feet to an iron rod for a corner; South $23^{\circ}17'13''$ West a distance of 187.97 feet to an iron rod for a corner; South $52^{\circ}27'43''$ West a distance of 367.05 feet to an iron rod for a corner; South $86^{\circ}39'36''$ West a distance of 111.22 feet to an iron rod for a corner; South $61^{\circ}46'22''$ West a distance of 59.74 feet to an iron rod for a corner; North $72^{\circ}00'14''$ West a distance of 64.04 feet to an iron rod for a corner; North $35^{\circ}31'06''$ West a distance of 560.90 feet to an iron rod for a corner; North $7^{\circ}01'33''$ East a distance of 212.48 feet to an iron rod for a corner; North $53^{\circ}07'19''$ East a distance of 41.40 feet to an iron rod for a corner; North $23^{\circ}23'33''$ East a distance of 201.16 feet to an iron rod for a corner; North $47^{\circ}41'52''$ East a distance of 116.76 feet to an iron rod for a corner; North $6^{\circ}28'17''$ West a distance of 110.77 feet to an iron rod for a corner; North $49^{\circ}23'46''$ East a distance of 68.77 feet to an iron rod for a corner; South $86^{\circ}43'39''$ East a distance of 171.74 feet to an iron rod for a corner; North $47^{\circ}26'16''$ East a distance of 93.41 feet to an iron rod for a corner; North $87^{\circ}13'04''$ East a distance of 197.28 feet to an iron rod for a corner; North $10^{\circ}54'59''$ West a distance of 80.65 feet to an iron rod at the point of curvature

To Rockwall Success 6/21/83

see next page

Corrected Copy to paper 6/27/83

of a circular curve to the left having a central angle of $12^{\circ}48'47''$ and a radius of 614.00 feet; Along said curve in a Northwesterly direction an arc distance of 137.31 feet to an iron rod for a corner; North $66^{\circ}16'14''$ East a distance of 89.28 feet to an iron rod for a corner on the North-east line of said 285.2916 acre tract and on the Southwest line of said Tanglewood Condominiums;

THENCE: South $45^{\circ}18'20''$ East a distance of 178.74 feet along said North-east line and said Southwest line to an iron rod at the point of curvature of a circular curve to the left having a central angle of $116^{\circ}33'29''$ and a radius of 80.00 feet;

THENCE: Along said curve in a Southeasterly and then Northeasterly direction and along said common lines an arc distance of 162.75 feet to an iron rod at the point of tangency of said curve;

THENCE: North $18^{\circ}08'11''$ East a distance of 381.82 feet along the South-east line of said Tanglewood Condominiums and a Northwest line of said 285.2916 acre tract to the Point of Beginning and Containing 25.3859 Acres of Land.

TRACT II

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

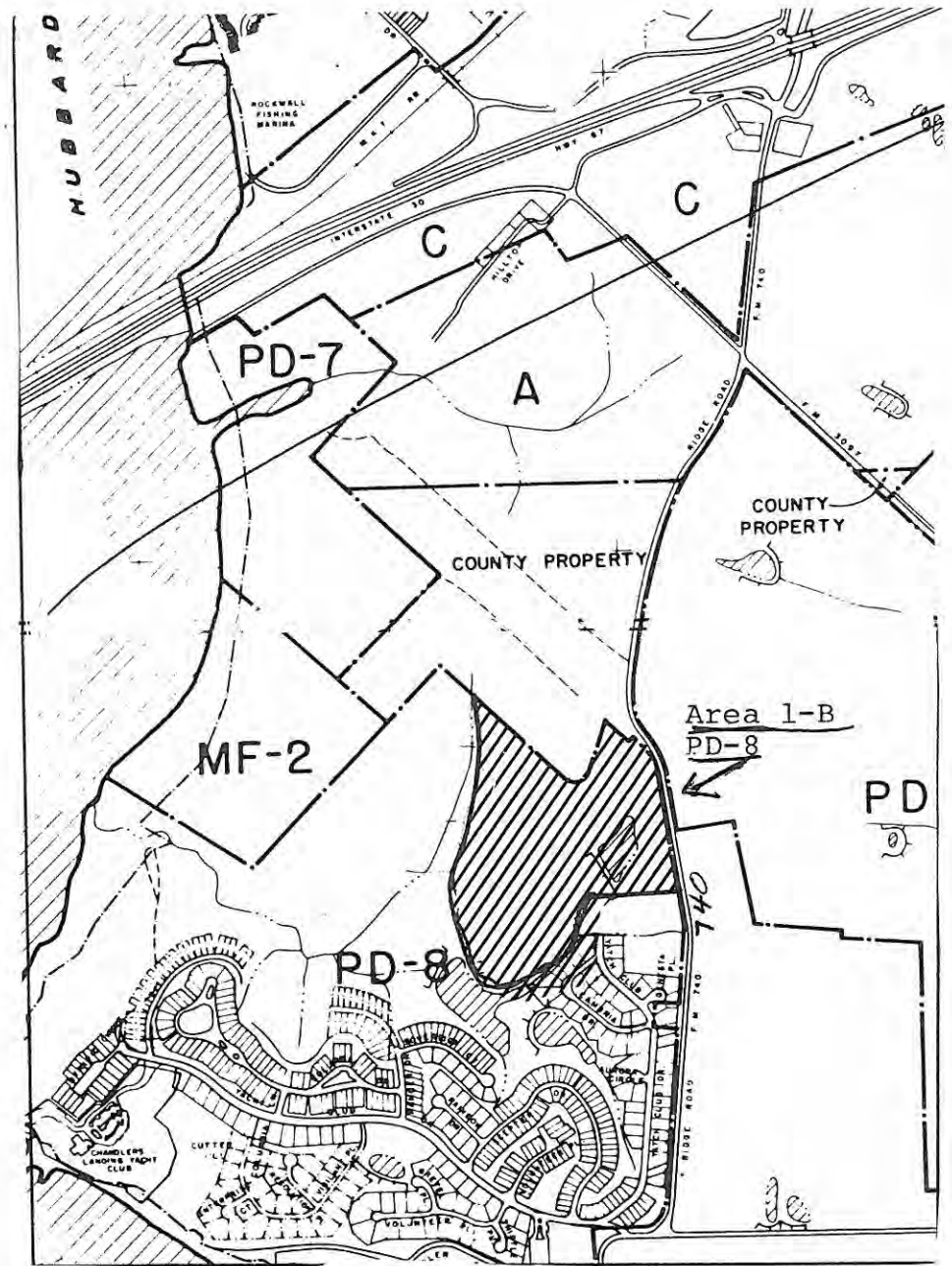
BEGINNING at an iron rod at a fence and at the most Northerly East corner of said 285.2916 acre tract and at the East corner of Tanglewood Condominiums, a proposed addition to the City of Rockwall; Thence South of $45^{\circ}00'11''$ East a distance of 200 feet along a fence line and along the most Northerly Northeast line of said 285.2916 acre tract to an iron rod for a corner at a fence corner post; Thence North $40^{\circ}18'41''$ East a distance of 50.47 feet along a fence line and along the lines of said 285.2916 acre tract to an iron rod for a corner as a fence corner post and at the Westerly line of F.M. 740 to the point of beginning of said tract #2;

THENCE: South along the West right of way or way line of F.M. 740 a distance of approximately 1,035 feet to a point on the West right of way line of F.M. 740;

THENCE: North $84^{\circ}34'07''$ West approximately 495 feet to a point on the Easterly boundary line of tract 1-B (tract #1);

THENCE: Northerly along the Easterly boundary of tract 1-B (tract #1) to the point of beginning and containing approximately 6.0 acres of land.

original copy
Rad 10.35



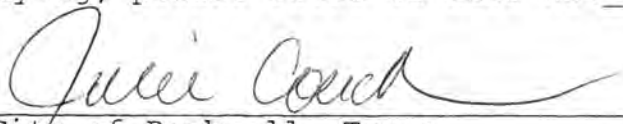
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 83-12



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

TRACT I.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; THENCE S 56° 53' 59" E, 732.68 feet to a point for a corner; THENCE N 44° 37' 56" E, 1751.07 feet to a point for corner; THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency; THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; THENCE S 8° 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision; THENCE N 84° 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; THENCE S 2° 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; THENCE S 84° 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; THENCE S 6° 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; THENCE N 89° 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard; THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:

N 17° 56' 12" E 235.24 feet; N 17° 48' 56" E, 45.55 feet; N 57° 22' 11" E 107.47 feet; N 4° 36' 56" W, 137.44 feet; N 44° 11' 50" E, 137.84 feet; N 14° 30' 54" E, 137.19 feet; N 56° 08' 28" E, 255.03 feet; N 28° 15' 05" E, 192.07 feet; N 39° 23' 13" E, 599.08 feet; N 72° 30' 52" E, 138.00 feet; N 57° 05' 40" W, 236.77 feet; N 46° 18' 05" E, 120.00 feet to the POINT OF BEGINNING and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

TRACT II.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6° 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;

THENCE S 6° 05' 20" W along westerly line of F. M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet;

THENCE Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82° 36' 10", an arc distance of 144.17 feet to the point of tangency;

THENCE S 88° 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner;

THENCE S 3° 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner;

THENCE N 89° 31' 20" W, 948.14 feet to a point for a corner;

THENCE S 40° 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard;

THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:

N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet, N 56° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 101.03 feet, S 44° 58' 04", W 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner;

THENCE S 89° 17' 49" E a distance of 4,268.99 feet to the POINT OF BEGINNING, and containing 122.7 acres of land.

This notice was mailed to all property owners within Chandlers Landing as shown on the last assessed tax roll. In addition the notice was mailed to the following:

- 1) Signal Ridge Development Corp
3150 Ridge Road Rockwall
- 2) Kirby Albright do Haus Inc
Box 279 Rockwall
- 3) Gary Heflin
Rt 1 P.O. Box 121-A Rockwall
- 4) Paul Davis
101 N. Golind Rockwall
- 5) Chandlers Landing Homeowners Assoc.
c/o Gansely
Yacht Club Dr. Rockwall
- 6) City of Dallas
City Hall
500 N. Jackson
Dallas, TX

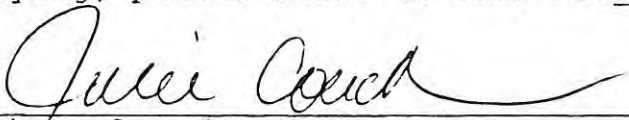
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 83-12


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 do not want Condos within 200 feet of my private home as I.B. would be.
 2. The traffic and road conditions are bad enough without increasing the problems.
 3. I do not want our schools and public facilities overused and crowded by so many additional people.
 4. Our property values will decrease.
- Signature Mrs. J. G. Suggley
Address Rt 4, Box 113 N

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-12

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Don't agree concess being built across the street
Do to the INCREASE IN TRAFFIC flow & Blocking the
2. view.
3. _____

Signature Julie Couch

Address Box 4 Box 113-J Rockwall Tex

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock P.M., on the 14th day of April, 1983, in
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see attached field notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-12

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. My home is across Ridge Road less than 200 feet from 1B.
2. Condominium zoning is unnecessary & will lower my property value.
3. _____

Signature James H. Gordon, M.D.

Address Rt. 4 Box 1136

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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

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

1. My home being within 200 feet of "I-B" I am against Frates Corp. changing their master plan to include condos or apartments in the Northern sector.
2. It will lower the value of our property.
3. It will create a bad environment in which to raise our children and live.

Signature Carolyn Davis

Address Rt. 4 - 1 Shadydale *

Check one item PLEASE and return the notice to this office IMMEDIATELY.

* South East corner of Shadydale & F.M. 740

Thank you,
City of Rockwall

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Julie Cox
City of Rockwall, Texas

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Case No. 83-12

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 density in "I-B" to condos by adding lake area, ect. Our lot is within 200 ft. of "I-B"
2. New zoning for "PD-8" calls for condos all along north end and lake front. This area of Rockwall has ample condotapartment zoning already.
3. Frates Corp. has effectively lowered "PD-8" to less than 2,000 units by their past actions.

Signature Marlo Davis, President, Ridge Enterprises, Inc.

Address lot 1 Blk B, Highland Acres *

Check one item PLEASE and return the notice to this office IMMEDIATELY.

* N.E. corner Shadale & FM 740

Thank you,
City of Rockwall

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Julie Coe
City of Rockwall, Texas

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Case No. 83-12

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 Condominiums Near my Home
2. I Am within 200' of 1-B.
3. _____

Signature

Charles S. Davis

Address

Box 113 R.D. Rt 4 Rockwall TX

Check one item PLEASE and return the notice to this office IMMEDIATELY. 25087

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Case No. 83-12

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

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

1. My home being next door to "1-13" I am against Frates changing their master plan including condos or apartments in the Northern Sector.

2. It will lower the value of our property.

3. Restrictions... Since that time Frates has broken these restrictions and divided heric acres Sub Division with the approval of the City Council. Which we object to very much.

Signature W. L. Rutledge

Address Rt 4 Box 113R Rockwall TX 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Case No. 83-12

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 believe that Rockwall has enough land
2. zoned codes. We are chiefly opposed
3. 1-B. which is adjacent to our property

Signature George E. Keland

Address 11111 Highway 11111

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Case No. 83-12

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 type of construction will destroy the value of an entire
neighborhood in this community.
2. Unable to produce in value of construction what they
promise. No guarantee that the ~~value~~ value will
3. be stable.

3. This community was sold to all of us

Signature

Dr. and Mrs. David B. Lynn

Address

328 Columbia Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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

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

1. It will ruin Chandler's Landing
2. It will defraud the people of Chandlers
3. It will encourage more development of cheap condos.

Signature John S. Garrett
Address 6108 Volunteer Pl. Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY. TX.

Thank you,
City of Rockwall

Returning I strongly oppose this
Zoning Request. Please deny it.

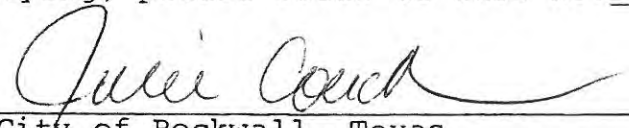
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1. PARCEL 1A WAS SHOWN AS SINGLE FAMILY LOTS WHEN I BOUGHT MY LOT TO BUILD ON 1979
2. DESTROY THE INTERGROWTH OF THE NEIGHBORHOOD.
3. PLACE A MAJOR ROAD 20' BEHIND MY PROPERTY

Signature WILLIAM F. DICKINSON
Address 333 YACHT CLUB DR. SOUTH

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Thank you,
City of Rockwall

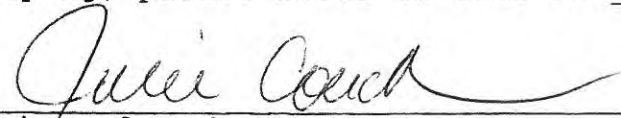
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Case No. 83-12

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. PARCEL 1A WAS REPRESENTED AS SINGLE FAMILY LOTS
BY CHANDLER'S LANDING MANAGERMENT - Plot Plans ETC.
2. MAJOR ROAD TO BE PLACED BEHIND HOUSE
3. DESTROY NEIGHBORHOOD -

Signature Walter E. DeLong
Address 323 Peach Cobb Dr. S.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

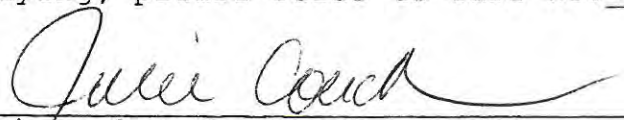
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Case No. 83-12

~~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. Home purchased in 1981 on Basis of existing development plan
2. opposed to change from town houses to condominiums, townhouses
3. cluster homes, and patio homes.

Signature T.J.P. Huntz

Address 224 SOVEREIGN COURT, ROCKWALL

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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 understood from the beginning it would be single family.
2. It would lower the value of our home investment.
3. It would diminish the view of the lake.

Signature D. P. P.

Address 5903 Ranger Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Coe
City of Rockwall, Texas

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Case No. 83-12

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 Frates Corp will be renegeing on representations when we bought.
2. It will substantially reduce the value of our home.
3. It will be to the detriment of the community.

This response for
our separate lot
#7 B PHASE VII

{ Signature Robert S. Hamilton
Address 211 YACHT CLUB DR

Check one item PLEASE and return the notice to this office IMMEDIATELY.

of chandler's
landing

Thank you,
City of Rockwall

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Signature D. P. Smith

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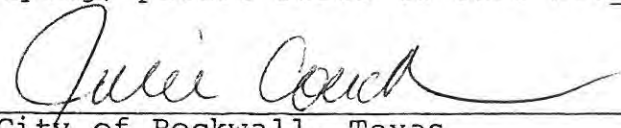
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Signature T.J.P. Humble

Address 224 SOVEREIGN COURT, ROCKWALL

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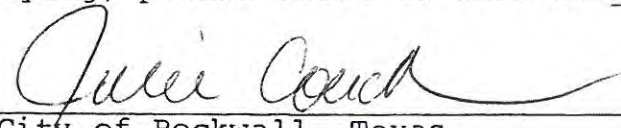
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I am opposed to the request for the reasons listed below. ✓opposed

1. PARCEL 1A WAS REPRESENTED AS SINGLE FAMILY LOTS
BY CHANDLER'S LANDSCAPE MANAGEMENT - Plot Plans ETC.
2. MAJOR ROAD to be placed behind house
3. best of neighborhood -

Signature



Address

323 Peach Cobb Dr. S.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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2. DESTROY THE INTEGRITY OF THE NEIGHBORHOOD.
3. PLACE A MAJOR ROAD 20' BEHIND MY PROPERTY

Signature Walter G. Oetting

Address 333 YACHT CLUB DR. SOUTH

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Thank you,
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I am in favor of the request for the reasons listed below.

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

1. It will ruin Chandler's Landing
2. It will defraud the people of Chandlers
3. It will encourage more development of cheap condos.

Signature

Address

John S. Garrett
6108 Volunteer Pl. Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY. Tx.

Thank you,
City of Rockwall

I strongly oppose this
Zoning Request. Please deny it.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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1. The type of construction will destroy the value of an entire
neighborhood in this community -
2. Unable to produce in value of construction what they
promise - No guarantee that the value will
- be stable.

3. This community was sold to all of us
Signature Dr. and Mrs. David B. Lynn
Address 328 Columbia Dr -

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
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Julie Ward
City of Rockwall, Texas

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Case No. 83-12

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

I am opposed to the request for the reasons listed below. ✓ R.C.C.

1. Violates promises at time of purchase.
2. Condominiums of size and price planned and requested invite a transient population.
3. Single and Garden homes as previously platted will be compatible with existing homes.

Signature

R. C. Campbell

Address

433 Columbia Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 83-12

Julie Ward
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 on 740
2. The lack of security in Chandlers.
3. The change in restrictions ie height,
Garages, off street parking etc

Signature

Address

406 Columbia

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Paul Davis and Jerry Heflin
for a approval of a site plan for the construction of condominiums at a
density of 15 units per acre.

“

on the following described property:

See Attached Field Notes

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 83-13

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-13

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 Charles Landry
Address Wes E. Rolston, V.P.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

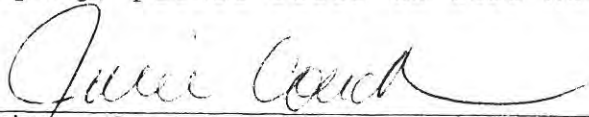
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

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hearing or notify the Commission of your feeling in regard to the matter
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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

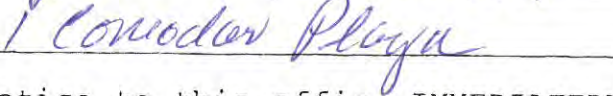
I am in favor of the request for the reasons listed below. YES
I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature

Address





Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

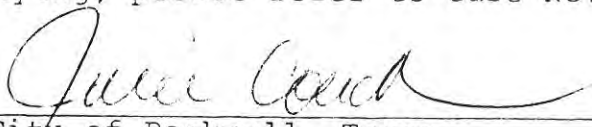
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Rockwall, Texas, on the request of Frates Corporation
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No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

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City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 do not want any more condominiums in Chandlers Landing. We were advised when we purchased our property that it would be a community of single family dwellings
2. and we would like to keep it that way. Condos attract transient and absentee owners which create security problems.
- 3.

Signature _____

Bill R. Bledsoe

Address _____

429 Columbia Drive, Rockwall, TX 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

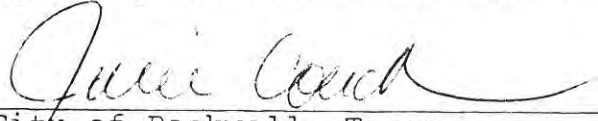
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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

☒ I am opposed to the request for the reasons listed below. **STRONGLY OPPOSED**

1. These changes are against the covenants and restrictions under which we purchased our property.
2. We believe these changes will lower our property value/ resale ability.
3. Chandler's Landing was originally planned as a community of single family homes and townhomes, and that's why we bought, and we want it to stay that way.

Signature

Signature

Address 5903 Sceptre Drive, Rockwall, Tx. 75087

Ronald P. and Martha L. Hitchcock

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 11, 1983

Mr. and Mrs. Ronald P. Hitchcock
5903 Sceptre Drive
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall
102 East Washington Street
Rockwall, Texas 75087

Reference: Case 83-12

Gentlemen:

We strongly oppose the suggested revision to the site plan for "PD-8", Planned Development No. 8, Chandler's Landing sub-division in total, and specifically Tract 1-A and Tract 1-B.

We purchased our lot and built our home with total regard for the Master Declaration of Covenants and Restrictions issued by Clarke-Frutes Corporation. This covenant prevents Chandler's Landing or their assigns from changing the covenant and restrictions without a two-thirds favorable vote. Since there has not been a meeting requesting that vote, they are already in violation of that covenant.

I have a copy of this covenant in my possession and will have it at the Planning and Zoning Commission hearing April 14th.

We urge you not to allow this flagrant attempt to violate what is designated a twenty year covenant with Chandler's Landing homeowners.

We believe the proposed changes will devalue our property and completely change the community from the original plan. Please do not accept the planned revision.

Sincerely,



Ronald P. Hitchcock



Martha L. Hitchcock

CITY OF ROCKWALL, TEXAS

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on the following described property:

see attached field notes

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Julie Wick
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. CONDOS NOT DESIRABLE - CONDOS & APTS ARE NOT SINGLE FAMILY
2. MADE LARGE INVESTMENT Assuming quality development of
Single Family homes Not Town houses. As originally approved in PD8.
3. CONDOS & APARTMENTS ATTRACT TRANSIENTS & ABSENTEE OWNERSHIP.

& ROCKWALL DOESN'T NEED Signature *Augusta Gato*
ABSENTEE OWNERSHIP & TRANSIENTS
ALONG WITH ALL THE ATTENDANT Address *413 Yacht Club Dr.*
PROBLEMS. *Chandler's Landing*

Check one item PLEASE and return the notice to this office IMMEDIATELY.

LET'S GET ON WITH "GOALS FOR ROCKWALL" — Thank you,
Rockwall Citizens should determine the quality City of Rockwall
of life in Rockwall & not developers
PLEASE CONSIDER A MORATORIUM ON CONDOS & APARTMENTS UNTILL
Rockwall Citizens can determine the quality of Rockwall thru Goals for
Rockwall

Preferred Companies Corporation

413 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087
(214) 226-2552

April 8, 1983

Rockwall Planning & Zoning Committee
% City of Rockwall
102 East Washington
Rockwall, Texas 75087

RE: Rezoning Chandlers Landing PD8

Dear Sirs:

This letter is intended to register my strong objection to the proposed revision to the approved site plan for PD8 Chandlers Landing.

Our decision to purchase our home site and to build our home was predicated on the understanding that Chandlers Landing was and would remain a quality single family community development.

Any deviation from the original plat designations of single family would be in direct violation of the representations and documentation made to me at the time of purchase of our home site, would drastically reduce the value of our home and adversely affect the quality of our environment and life as Rockwall residents.

Condos and apartments are NOT single family residences and historically are owned in a large part by absentee-owner investors and occupied by transients who do not have the same commitment to the property or the community as do permanent residents of the city.

It is becoming more obvious that Rockwall is definitely in the path of explosive growth and it is becoming even more obvious that the people of Rockwall, their elected officials and appointed agencies must protect the personal interest and integrity of our city and county or we will fall prey to developers and investors who at best would represent the interest of the permanent residents only secondarily to their own.

Let's keep Rockwall committed to quality growth!

Thank you,



August Boto



Dorothy M. Boto
413 Yacht Club Drive
Rockwall, Texas 75087

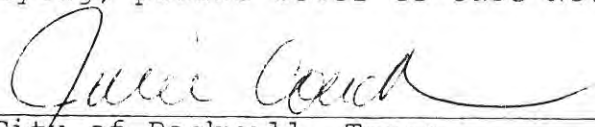
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CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

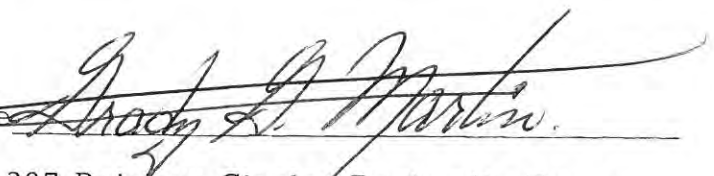
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

- 1.
2. SEE ATTACHED LETTER
- 3.

Signature 

Address 207 Rainbow Circle, Rockwall, Texas

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 10, 1983

Planning and Zoning Commission
City of Rockwall
Rockwall, Texas 75087

Re: Case No. 83-12

Dear Commissioners:

You are faced with a decision on the above case that will determine the future pattern of development for the fine City of Rockwall and will indicate the degree of your concern for it's citizens, whether the pattern will be set by profit-centered non-residents and itinerants or by solid, permanent citizens.

After a full years' research on the east side of Dallas and in the cities of Mesquite, Garland, Sunnyvale and Rowlett, we CHOSE to become citizens of Rockwall and planned this to be our permanent home. We chose Chandlers Landing because of the quality planning of a homogeneous community with a good mix of custom homes, garden homes and condominiums.

The proposed rezoning will destroy this balance and therefore, we oppose the rezoning as set forth in Case No. 83-12, particularly that portion cited as Tract 1-A located to the north of the Marina, for the following reasons:

1. We purchased our custom home lot at 207 Rainbow Circle, which overlooks Tract 1-A to the west, after having been presented the plat including both our lot area and that of Tract 1-A indicating development as single family custom homes (see attached plat). We also secured a topographic plat which was confirmed by Rockwall Co. Engineer as correct representation of green spaces and surrounding area that could not be changed without a zoning hearing on a re-platting. Though we were told otherwise by the developer's representatives, we have found in Rockwall Co. Deed Records Vol. 169, page 582, the de-platting of this Tract 1-A as of Dec. 14, 1982; this having been done without any notification of surrounding home owners.
2. The rezoning would more than double the population density in this area, thus destroying the community plan under which we purchased our lot. The rezoning plat indicates a 36' height limit (3-story)---our deed restricts us to 28' height (2-story) to prevent "view encroachment". The 36' height is inconsistent with the requirements for this area.
3. The townhouse/condominium development dropped in the middle of custom homes could result in construction of the type habitable only until the mortgage is released and then possibly become the deteriorated area of tomorrow, thus decreasing property values and tax revenue.

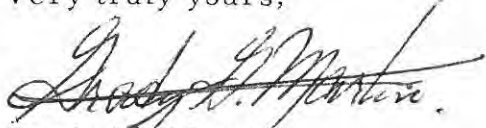
4. Additional fire hazards would be created because of housing density in a high wind area of wood shingle roofs on Yacht Club Drive side and all-wood constructed Cutter Hill condominiums on the other side---this fire potential being in an area served only by a volunteer fire department and that five miles distant.

5. It is further believed that lack of consultation with and response to surrounding property owners by the developers has created a credibility gap which will result in a tarnished image for the developers and possibly call forth investigations which could hinder future progress by the developers in the Dallas/Rockwall area.

It is the corporation that hears the consumer---in this case the buyer/owner ---and does something about what it hears---which will prosper. The Corporation which does not respond to the consumer will not prosper. If the Frates Corporation would consult affected homeowners and respond in reason, it could turn the opposition into opportunities that would improve their image as well as increase sales and profits. It would be a "corporation/developer that cared about it's residents", which would result in unbeatable public relations.

The area in question should be returned to the planning engineers for more appropriate design in keeping with the present community. Therefore, it is respectfully requested that this rezoning request be denied in the best interest of Rockwall and it's citizens.

Very truly yours,



Grady G. Martin

Grady G. Martin



Maxie Grace Martin

Encl.

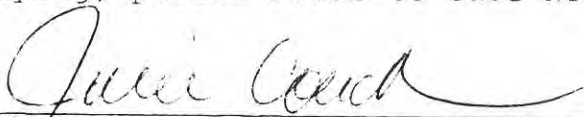
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M. , on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
by returning the form below. In replying, please refer to Case No. 83-12



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 Bert & Sandy Boyd

Address 332 Columbia

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

The following form may be filled out and mailed to City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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. DESTRUCTION OF PROPERTY VALUES.
2. UNDUE CONGESTION
- 3.

Signature Michael M. Benya
Address 209 Yacht Club Dr. Rockwall, Tex

Check one item PLEASE and return the notice to this office IMMEDIATELY. 75087

Thank you,
City of Rockwall

To allow these changes would see ultimate destruction of property values for those living in Rockwall, Texas, as well as causing undue congestion to the overall living and road conditions. We hope you will strongly oppose such a proposal.

Yours very truly,

Michael M. Benya
Valerie B. Benya

Michael M. Benya
Valerie B. Benya
209 Yacht Club Drive
Rockwall, Texas 75087

cc: City Secretary - City of Rockwall
Danny McCoy - Mgr., Chandler's Landing Yacht Club

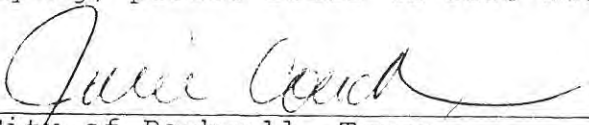
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City of Rockwall, Texas

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Case No. 83-12

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

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

1. Development Plan for Tract 1-A violates height restrictions and density provisions of original zoning and provides a public road to a private club, ~~which~~ all of which will destroy values of residences and club memberships.
2. Development Plan for Tract 1-B will ruin values of single family residences along Yacht Club Drive due to traffic congestion on Ridge Road and Yacht Club Drive due
3. to proposed condominiums. Children in area will be endangered

Signature Jimmy D. Williamson 4-8-83

Address 5809 Yacht Club Drive

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 8, 1983

City of Rockwall, Texas
City Planning and Zoning Commission
102 East Washington
Rockwall, Tx 75087

Re: Case No. 83-12

Chandler's Landing

My family and I have resided in Chandler's Landing for over two years. We invested in Chandler's because of the quality of life and good property values resulting from the natural scenic beauty of the area and the building restrictions which we felt would insure excellence in future development.

We are adamantly opposed to the proposed development of Tracts 1-A and 1-B of PEZ Case 83-12 for the following reasons:

Tract 1-A

- 1) Developer's breach of faith to residents adjoining Tract 1-A who purchased property on the premise that Tract 1-A would be developed as thirty four (34) single family homes.

- 2) Violation of height, usage, and density of original development plan.
- 3) Heavy traffic and need for increased security due to proposed public road to the private club

Tract 1-B

- 1) Noise, danger, and separation from greenbelt areas for children due to increased traffic caused by proposed condos and new entry to development.
- 2) Diminished property values to residences on Yacht Club^{Dr} due to higher traffic on Yacht Club Dr. in front and congestions of Ridge Road in rear.

We feel the proposed zoning changes would substantially decrease the value of all residences, undeveloped lots, and club memberships in Chandler's and usher in uncontrolled growth and congestion similar to that found in North Dallas. Rockwall citizens have invested in Chandler's based on Tracorp's representation of a quality, controlled growth; Tracorp must honor its commitment.

Very truly yours.

Jimmy D. Williamson

Patty Wellen

5809 Yacht Club Dr.

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Julie Gend
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Good for the Community
2. Will increase Property Values
3. _____

Signature Danny Faulkner

Address 4345 Faulkner Point Dr., Garland, Texas
75043

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Covert
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 plan shown by Frates Corp + Ernie Hughes encourages none
resident owners. This in turn tears down the residential comm.
2. + its security that was promised. It will reflect an adverse effect
on the substantial investment of our homes.
3.

Signature Mary C. Hill

Address 435 Columbia Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Covert
City of Rockwall, Texas

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Case No. 83-12

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 much density
2. Inadequate security
3. No plans for garages - off-street parking - garage
door open - etc. etc.

Signature _____

Address _____

James D. Smith
326 Columbia Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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City of Rockwall, Texas

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Case No. 83-12

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 undermine security at Chandlers Landing
2. We purchased our lot and had our home built based on a city
approved plat showing 34 residences in the 1-A ~~area~~ area.
3. More 900-1300 square foot condos will surely not promote quality
growth in Rockwall.

Signature Charles W. Gay

Address 5913 Scepter Dr., Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

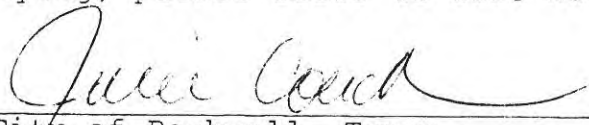
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City of Rockwall, Texas

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Case No. 83-12

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 proposed condos will decrease the property values in this area
all through Chandlers Landing Development
2. The change is to make a profit without regard to the lasting beauty
and value of entire development.
3. the density of people & structures are many times that of the plat.
that I bought my lot & built my house

Signature S R Newman

Address 13 Intrapid Circle Rockwall, Tx

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

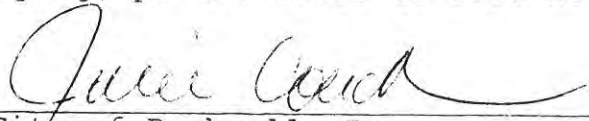
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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The District Courtroom, Rockwall County Courthouse
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for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this
hearing or notify the Commission of your feeling in regard to the matter
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City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 proposed development will adversely impact the already congested traffic
flow on Ridge Road.
2. The proposed street and lot layout will negatively affect the security, privacy,
and property values of existing homeowners.
3. There is not sufficient cause to create an exception to the existing zoning
ordinance based on the information developed in this description.

Signature Cheryl H. Hard

Address 205 Sovereign Court Rockwall, Texas 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

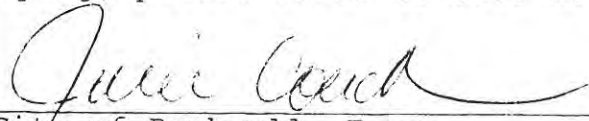
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City of Rockwall, Texas

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Case No. 83-12

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 compromise security.*
 2. *It will ruin the aesthetic appeal of Chandlers.*
 3. *It will block lake views!*
- } ∴ It will depreciate homeowners' property value.*

Signature A.T. Davis

Address 1601 Intrepid Cr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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City of Rockwall, Texas

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Case No. 83-12

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 access changed to the Yacht Club

2. I do not want the Density increased

3. I do not want Greenbelts taken away

Signature Scott L. Self

Address 428 D Yacht Club Dr So.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-12

Julie Ward
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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. overall property values in Chlanders would be decreased
2. security problem would result
3. _____

Signature Daniel J Hunt

Address 207 Lyncht Club Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

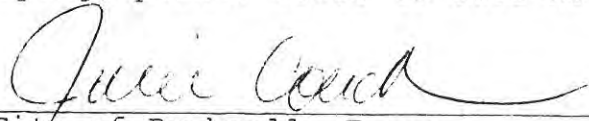
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Case No. 83-12

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 Joan S Bailey
Address 202 Spruyn Ct, Rockwall.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

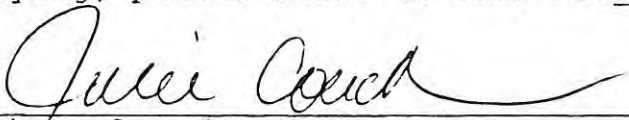
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Case No. 83-12

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 do not want Condos within 200 feet of my private home as I.B. would be.
 2. The traffic and road conditions are bad enough without increasing the problems.
 3. I do not want our schools and public facilities overused and crowded by so many additional people.
 4. Our property values will decrease.
- Signature Mrs. J. G. Suggley
Address Rt 4, Box 113 N

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Don't agree curbs being built across the street
2. Do to the increase in traffic flow & blocking the
3. view.

Signature Julie Couch

Address Po 4 Box 113-J Rockwall Tex

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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

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

1. My home is across Ridge Road less than 200 feet from 1B.
2. Condominium zoning is unnecessary & will lower my property value.
3. _____

Signature James H. Gordon, M.D.

Address Rt. 4 Box 1136

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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

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

1. My home being within 200 feet of "I-B" I am against Frates Corp. changing their master plan to include condos or apartments in the Northern sector.
2. It will lower the value of our property.
3. It will create a bad environment in which to raise our children and live.

Signature Carolyn Davis

Address Rt. 4 - 1 Shadydale *

Check one item PLEASE and return the notice to this office IMMEDIATELY.

* South East corner of Shadydale & F.M. 740

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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 density in "I-B" to condos by adding lake area, ect.
Our lot is within 200 ft. of "I-B"
2. New zoning for "PD-8" calls for condos all along north end and lake front.
This area of Rockwall has ample condotapartment zoning already.
3. Frates Corp. has effectively lowered "PD-8" to less than 2,000 units
by their past actions.

Signature Marlo Davis, President, Ridge Enterprises, Inc.

Address lot 1 Blk B, Highland Acres *

Check one item PLEASE and return the notice to this office IMMEDIATELY.

* N.E. corner Shadale & FM 740

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City of Rockwall

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Julie Coe
City of Rockwall, Texas

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Case No. 83-12

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 Condominiums Near my Home
2. I Am within 200' of 1-B.
3. _____

Signature Charles S. Davis

Address Box 113 N.D. Rt 4 Rockwall TX

Check one item PLEASE and return the notice to this office IMMEDIATELY. 25087

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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

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

1. My home being next door to "1-13" I am against Frates changing their
master plan including condos or apartments in the Northern Sector.

2. It will lower the value of our property.

3. Restrictions.. Since that time Frates has broken these restrictions and divided
seric acres sub Division - with the approval of the City Council. Which we
object to very much.

Signature W. L. Rutledge

Address Rt 4 Box 113R Rockwall TX 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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 believe that Rockwall has enough land
2. zoned codes. We are chiefly opposed
3. 1-B. which is adjacent to our property

Signature George L. Keland

Address 11111 Highway 11111

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Case No. 83-12

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. See letter dated 4/11/83 attached.

2.

3.

Signature

Peter J May
Dyllis A. May

Address 204 Rainbow Circle, Rockwall, TX

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,

City of Rockwall



PETER MAY
CONSULTANT
TELEPHONE SYSTEMS ENGINEERING
204 RAINBOW CIRCLE • ROCKWALL, TEXAS 75087
214-722-2897

ASSOCIATE MEMBER
TRANS SWITCH
ASSOCIATES

April 11, 1983

CITY PLANNING & ZONING COMMISSION
102 East Washington
Rockwall, Texas 75087

Gentlemen:

My wife and I are relative newcomers to Rockwall, relocating here in the Spring of 1982 from Florida. We are homeowners in Chandlers Landing. I have established a private consulting business and my wife also works in Rockwall. In other words, we have become very involved in the community and enjoy it very much.

As related to Case No. 83-12 dealing with PD-8 (Chandlers Landing) we offer the following. We realize that Rockwall and Chandlers must help to support the growth of Dallas. Until now this has been done in a constructive way. In general single family homeowners resist the construction of multi-family residences. We do too, but realize that this is unrealistic in these times. It is scary to observe the overbuilding of multi-family dwellings not far from Rockwall along I-30, on the other side of Lake Ray Hubbard. The thought of this type construction occurring at Chandlers is horrifying. As we understand the proposal for reuse, no rezoning is necessary but replatting is, within PD-8. We realize that PD-8 has had plans for multi-family units since its inception, with prescribed overall density. We are especially concerned about the plans for Tract 1A and have secondary concerns for Tract 1B, along with other proposed plans for other portions of PD-8 by the developer. Tract 1A seems to have gone from single family residential to the now proposed multi-family with a density that is far in excess of the plans we understood to be in place a year ago. (Even tho PD-8 overall density would not be increased.) We would prefer that the tract be platted for residential, or at least, lower density multi-family. We believe the critical element in the multi-family units would be the market value at time of completion. The obvious reason for this is so that the quality of life at Chandlers (and Rockwall) will be at least kept constant. We somehow would like to have confidence that the initial development of 1A is well planned, of the proper quality & value, and most of all - enforced. We also would like to have the confidence that the remainder of the project is well planned and most of all, enforced to completion. All of this is necessary to protect the investment all homeowners have made in property at Chandlers. Done properly, the development could be an asset to Chandlers and Rockwall.

We have secondary concerns about what we believe to be injustices to the homeowners immediately adjacent to 1A, the new road system planned, increased traffic, and questionable security. For the above reasons, we are opposed to the proposed revision to the plan at this time. We need to know more.

Peter J May
Phyllis A. May

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Access to community by public road
2. Great increase in density
3. Depreciate the value of our homes

Signature Debra D. Flock

Address 3222 Sovereign Ct

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

Rockwall Planning & Zoning Commission
102 E. Washington
Rockwall, Texas 75087

March 7, 1983

Gentlemen:

Harold and I are opposed to the major rezoning for a portion of Chandlers Landing. This portion being designated Parcel 1A.

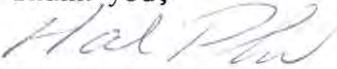
The proposal contradicts a number of restrictions that were instrumental in our decision to make our home in Chandlers Landing.

We feel the proposal will deviate from the unique community represented to us when we purchased our home seven years ago.

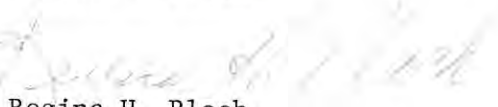
We ask that you not only disapprove this proposal, but any proposal which will depreciate an existing neighborhood in our community.

Please strongly recommend rejection to the City Council.

Thank you,



Harold A. Ploch



Regina H. Ploch
222 Sovereign Ct
Rockwall, Texas 75087

April 5, 1983

Linda M. Armstrong
Chandlers Landing
225 Sovereign Court
Rockwall, Texas 75087

Rockwall County Planning & Zoning Commission
102 E. Washington Street
Rockwall, Texas 75087

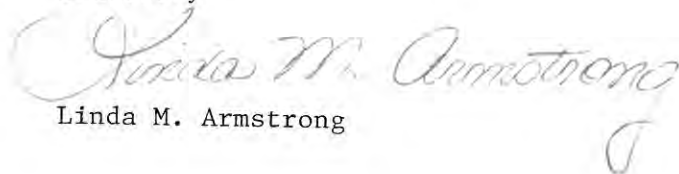
Gentlemen

I am writing this letter to express my extreme disapproval of the proposed platt changes regarding area 1A in the Chandlers Landing development.

We purchased our home in Chandlers Landing almost five years ago in good faith that the community would develop according to the plans, restrictions and covenants that were presented to us at that time. They were of great concern and importance to us then and are probably more so now. I feel that the value of our property would be severely deminished if the proposed (or any) condominiums were allowed to replace the thirty seven single family dwellings which were originally platted for this area. I also feel that any deviation from the plans which were presented to us at the time we bought our home would constitute fraud on the part of the developer.

I sincerely hope that you as representatives of the Rockwall community as a whole will seriously consider the repercussions this type of density building would have on the city of Rockwall, as well as the development itself.

Sincerely


Linda M. Armstrong

LMA/ksa

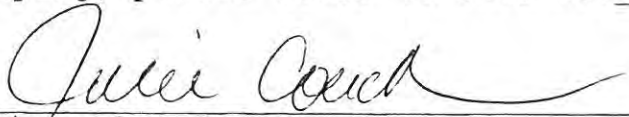
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Case No. 83-12

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 do not want Condos within 200 feet of my private home as I.B. would be.
 2. The traffic and road conditions are bad enough without increasing the problems.
 3. I do not want our schools and public facilities overused and crowded by so many additional people
 4. Our property values will decrease.
- Signature Mrs. J. G. Suggley
Address Rt 4, Box 113 N

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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

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

1. Item agrees - Closures being built across the street
Do to the increase in traffic flow & blocking the
2. view.
- 3.

Signature [Signature]

Address Box 4 Box 113-J Rockwall Tex

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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

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

1. My home is across Ridge Road less than 200 feet from 1B.
2. Condominium zoning is unnecessary & will lower my property value.
3. _____

Signature James H. Gorkin, M.D.

Address Rt. 4 Box 1136

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-12

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. My home being within 200 feet of "I-B" I am against Frates Corp. changing their master plan to include condos or apartments in the Northern sector.
2. It will lower the value of our property.
3. It will create a bad environment in which to raise our children and live.

Signature Carolyn Davis

Address Rt. 4 - 1 Shadydale *

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

* South East corner of Shadydale & F.M. 740

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CITY OF ROCKWALL, TEXAS

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Julie Couch
City of Rockwall, Texas

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Case No. 83-12

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 density in "I-B" to condos by adding lake area, ect. Our lot is within 200 ft. of "I-B".
2. New zoning for "PD-8" calls for condos all along north end and lake front. This area of Rockwall has ample condofapartment zoning already.
3. Frates Corp. has effectively lowered "PD-8" to less than 2,000 units by their past actions.

Signature Wanda Davis, President, Ridge Enterprises, Inc.

Address lot 1 Blk B, Highland Acres *

Check one item PLEASE and return the notice to this office IMMEDIATELY.

* N.E. corner Shadale & FM 740

Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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Julie Couch
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 Condominiums Near my Home
2. I Am within 200' of 1-B.
3. _____

Signature Charles S. Davis

Address Box 113 R.D. #4 Rockwall TX

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF ROCKWALL, TEXAS

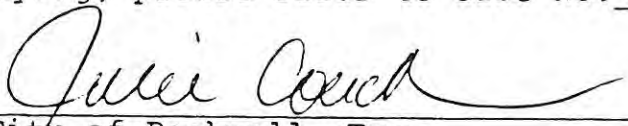
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City of Rockwall, Texas

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Case No. 83-12

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

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

1. My home being next door to "1-13" I am against Frates changing their master plan including condos or apartments in the Northern Sector.

2. It will lower the value of our property.

3. we bought our home in Seric Acres Sub Division with the approval of the Seric Acres Sub Division with the approval of the City Council. Which we object to very much.

Signature W. L. Rutledge

Address Rt 4 Box 113 R Rockwall TX 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Gaud
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Lower property values
2. Traffic congestion
3. Wrong development for area

Signature DD Lucas for Revival Intermachi Assn.

Address 327 Yacht Club Drive, Rockwall TX

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Coe
City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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.

See Attached Letter

Signature [Signature]

Address 512 Columbia Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall



April 4, 1983

Planning and Zoning Commission
CITY OF ROCKWALL
102 E. Washington St.
Rockwall, Texas

Ref: Chandlers Landing Community
Designated Condominiums
Parcel 1-A

Mr. Commissioners

I would like to take this opportunity to express my opposition to the above referenced zoning request.

Although I cannot be against progress in our community, it is imperative that we develop this community in a sensible and orderly fashion. The aforementioned zoning request appears to be an exaggeration of ones imagination proposing well over two hundred living units in the space originally approved for some thirty four homes.

It is respectfully requested that you deny this zoning request and adopt a policy that any and all future requests within Chandlers Landing conform to the original master plan for the community.

Sincerely,

A handwritten signature in dark ink, appearing to read "W.V. Hannigan", with a long horizontal line extending to the right.

W.V. Hannigan

WVH/pk

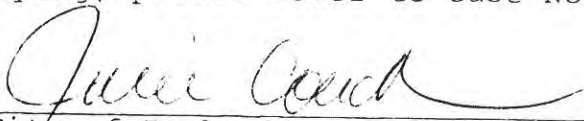
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CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 site plan on which I bought + Built my own (1A) is to be drastically
changed - This will seriously affect my ever being able to recoup my Investment!
2. The founding of a public street behind my house; my drive is in this
Area - Totally without security then. I did not buy under this guise.
3. Density which would be unhealthy for Fire, Police + Sanitary reasons

Signature Richard M. Self

Address 409 Yacht Club Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 6, 1983

Rockwall Planning & Zonning Commission
C/O City of Rockwall
102 E. Washington
Rockwall, Texas 75087

RE: Chandlers Landing Parcel 1A

Dear Members:

This letter is to register my objection to the rezoning of a portion of Chandlers Landing refered to as Parcel 1A.

When Deanna and I purchased a lot and built a home at 409 Yacht Club Drive, Parcel 1A was to be single family dwellings with a density not to exceed 34.

The subsequent plans would result in a loss of security for our home; the establishment of a heavily traveled public road behind our home and a serious devaluation of our property.

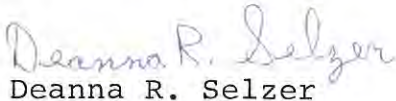
I feel that the development of Chandlers Landing Yacht Club and Rockwall to this point has been exemplary and I do not believe we need large clusters of housing to erode real estate values and present police, fire and sanitary problems.

Please accept our objection.

Respectfully submitted,



Richard M. Selzer


Deanna R. Selzer

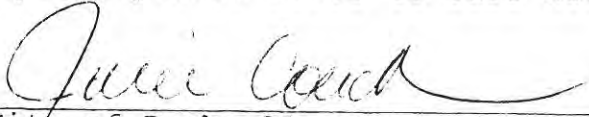
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CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

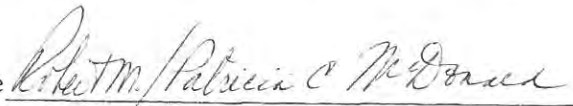
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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. *Density, Traffic and a myriad of other reasons which will no doubt be*
2. *brought before the commission. We see no merit to the changes as requested.*
3. _____

Signature 

Address 204 SOVEREIGN COURT ROCKWALL

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Gaud
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Obstruction of view
2. Property devaluation
3. Lack of security

Signature Gene & Linda Stevens

Address 329 Yacht Club Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

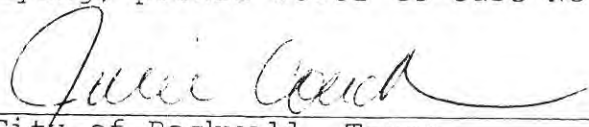
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City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

☒ I am opposed to the request for the reasons listed below. ☒ I am opposed!!!!!!

1. The change would not be in the best interest of the home owners.
2. I bought my property and built my home, knowing I would be protected by the
rules and regulations and any change would VIOLATE all rules of fair play.
3. I feel that my property value would drop to an unacceptable level.

Signature Carol Coleman

Address 423 Columbia Drive

Rockwall, Tx. 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

4-6-83

Planning & Zoning Commission
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Gentlemen:

I am a homeowner in Chandler's Landing and am against the revision to the approved site plan for "PD-8" Planned Development No. 8, Chandlers Landing.

I purchased my lot approximately 3 years ago, built a home and moved in November 15, 1982. The reason I bought property in Chandler's Landing was because of the amenities, restrictions and layout of the community. I invested a large amount of money in my home, with the satisfaction of knowing I had made a good investment.....one that would appreciate rapidly.

When I built my home, my builder had to comply with rigid restrictions and I had to give up several features because they did not meet with approval because of these restrictions. THE GAME PLAN CANNOT BE CHANGED IN THE MIDDLE OF THE GAME!!!! I had to comply with rules and regulations made to protect the community and I can appreciate that, being a home owner myself and wanting to be protected by the same rules. These rules cannot be changed after so many have had to comply with the restrictions.

I appeal to your judgment and common sense that it would be a great injustice to change any restriction in the Chandler's Landing Community that would not be in the best interest of existing home owners in this project. The recommended changes definitely WOULD NOT be in the best interest of existing home owners.

Sincerely,



CAROL COLEMAN
423 Columbia Drive
Chandler's Landing
Rockwall, Tx. 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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see attached field notes

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Julie Coen
City of Rockwall, Texas

X
The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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. De-evaluation of home & land.
2. Safety could not be enforced.
3. Would not enhance or preserve our quality of life.

Signature Les T. Sandknopf Sr.
Address 6005 Volunteer Place Rockwall TX

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

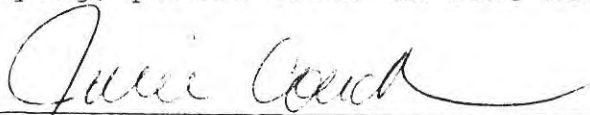
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City of Rockwall, Texas

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Case No. 83-12

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 a change from original Single Family, which
2. in the least dense use to Multi family,
3. which increases the density of an area
which is already over crowded.

Signature Bert Meador

Address 436 F Yacht Club Dr.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 12, 1983

City of Rockwall
City Planning and Zoning Commission
102 East Washington
Rockwall, Texas

Gentlemen:

I am very much opposed to the revision to the existing site plan for "PD-8" Planned Development No. 8, of Chandlers Landing. This change is from the original "Single Family which is the least dense use to "ulti Family" which will increase the density of an area which is already overcrowded.

I plan to attend the meeting on April 14, 1983, and if time permits I am requesting time to speak in opposition to this change.

Thank you :


Bert Meadows
436 F Yacht Club Dr.

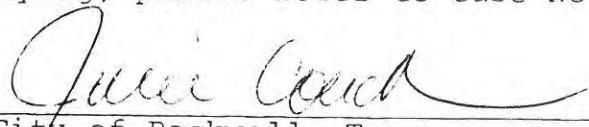
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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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 do not wish to live in a "high density"
community.
2. I do not wish to live in a community with
lots of traffic.
3. I value my environment and do not wish it destroyed
by noise.

Signature _____

Address _____

Elysebeth E. Fox

440-A Yacht Club Dr. So

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 13, 1983

Rockwall Planning and Zoning Commission
90 City of Rockwall
102 E. Washington
Rockwall, TX. 75087

RE: Chandler's Landing Parcel 1A

Dear Sirs;

I moved here from New York because I could not look out my windows without seeing close buildings and people staring back at me. I longed for a countryside atmosphere with peace and quiet and space. Those things brought me to Chandler's Landing.

When I bought my home at Chandler's Landing, I was told by the salesman or realtor that the land next to my home was platted for single family dwellings. They even gave me maps from C.L. Sales Center to show me what the land next to me and all of Chandlers would eventually look like.

I understand that now, some investors want that land, Parcel 1A, replatted for multi-family dwellings.

I moved here, bought a home here, and live here because of what I saw and because of what I was told. I do not wish to live in a "Condominium City" community with high density, lots of traffic, and noise. I live in a private community with private security and also do not want a public access road to my home.

I respectfully request that the platting for "Parcel 1A" at Chandler's Landing not be changed to "multi-family" but remain "single family."

Sincerely,
Elizabeth E. Fox
440-A Yacht Club Dr. So.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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see attached field notes

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Julie C. Calkins
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

☒ I am opposed to the request for the reasons listed below. **VERY OPPOSED**

- ① I AM NOT IN FAVOR OF INCREASING THE DENSITY ON THIS
PARTICULAR PIECE OF LAND & PURCHASED MY HOME WITH THE UNDERSTANDING
THAT THERE WOULD NOT BE HIGH DENSITY RIGHT NEXT DOOR. (TRACT 1-A)
- ② A CONTROLLED GUARD GATE ~~WAS THE PLAN~~ AT THE ENTRANCE
TO CHANDLERS LANDING WAS AN EXTREMELY IMPORTANT REASON
FOR MY PURCHASING A HOME HERE - THE PLANS SHOW A
PUBLIC ROAD.

Signature

Address

438 E. YACHT CLUB DR.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

- ③ THE PLANS SHOW A BLATANT
DISREGARD FOR HEIGHT LIMITATIONS
& EXISTING RECREATION USAGE & ELIMINATION
OF EXISTING VEGETATION - DEED RESTRICTIONS.

Thank you,

City of Rockwall

A·K· DAVIS
& ASSOCIATES

BERMEYER

438 E Yacht Club Dr.
Rockwall · Texas
75087 214·722·2355

APRIL 11, 1983

PLANNING & ZONING COMMISSION
CITY OF ROCKWALL
102 E. WASHINGTON
ROCKWALL, TX. 75087

DEAR SIRs:

ON APRIL 14, 1983 I WILL REGRETFULLY BE OUT OF TOWN. I HAVE A VERY DEEP INTEREST IN THE PROCEEDINGS THAT WILL TAKE PLACE THAT EVENING AT THE COURT HOUSE IN REGARDS IN PARTICULAR TO TRACT 1-A OF CHANDLERS LANDING.

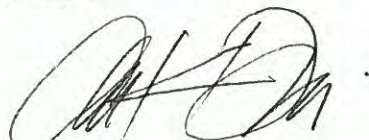
THE PLANS I HAVE REVIEWED FOR THIS TRACT GRAVELY CONCERN ME. WHEN I PURCHASED MY HOME HERE TWO YEARS AGO, MOVING FROM COLORADO, I PICKED ROCKWALL & CHANDLERS LANDING FOR THEIR UNIQUE QUALITIES OF LIFE STYLE. MAJOR CONSIDERATIONS TO ME WERE A QUIET, LOW-DENSITY, RURAL ATMOSPHERE & THE VERY IMPORTANT PROTECTION OF A GUARD GATE.

THE PLANS PRESENTED BLATANTLY JEAPORDIZE THESE ELEMENTS. I PURCHASED MY HOME BECAUSE OF THE EXISTING SINGLE FAMILY ZONING IN MY NEIGHBORING LOT. THE GUARD GATE HAS BEEN ELIMINATED INTO MY PROPERTY. MY HOME IS REACHED BY A LOW USE MINOR ROAD & THE PLANS PROJECT A PUBLIC ACCESS ROAD WITH AN INCREASE IN USEAGE WHICH WOULD MAKE IT A MAJOR ARTERY.

I STRONGLY DISAPPROVE OF A CHANGE IN ZONING FOR THIS PARCEL 1-A.

WE POSSESS SUCH A UNIQUE QUALITY OF LIFE HERE IN ROCKWALL & THESE TYPES OF ENVIRONMENTS ARE SO VERY RARE. OUR GROWTH SHOULD TAKE PLACE WITH GREAT CARE.

SINCERELY,



ANN K. DAVIS

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
The District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Frates Corporation
for a revision to the approved site plan for "PD-8" Planned Development
No. 8, Chandlers Landing (see attached project description)

on the following described property:

see attached field notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-12

Julie Gresh
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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. Please see attached letter.
3. _____

Signature [Signature]
Address 505 Columbia Drive

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 5, 1983

Planning and Zoning Commission
CITY OF ROCKWALL
102 E. Washington Street
Rockwall, Texas

Re: Chandlers Landing Community
Designated Condominium
Parcel 1-A

Gentlemen:

Recently it has been brought to my attention that a request for a zoning adjustment has been made on the above referenced property.

Mrs Brown and myself were attracted to Chandlers Landing by its' location relative to Lake Ray Hubbard, the westerly view and the professional community planning emphasized by the sales personnel. The fact that we were one of the original owner/residents of Chandlers evolved into a constant chain of experiences less than pleasurable because of the constant attempts by the developer to vary the original plan and the gross violations of the various codes and restrictive covenants.

In the best interest of the entire community, we want to express to you our opposition to the proposed zoning change allowing over 200 habitable units within an area originally allocated to 34 residences. Furthermore, in the future we would like to suggest that your forum only accept and consider submissions that conform with the original concept of Chandlers Landing.

Yours very truly,

A handwritten signature in dark ink, appearing to read 'Carl W. Brown', with a long horizontal line extending to the right.

Carl W. Brown

CWB/fs

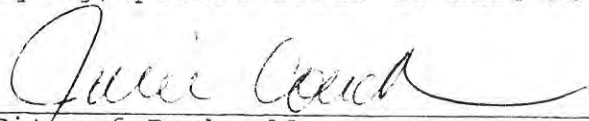
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City of Rockwall, Texas

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Case No. 83-12

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.

Please refer to my letter

Signature



Address

440 C Yacht Club Dr

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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Julie Gault
City of Rockwall, Texas

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Case No. 83-12

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

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

1. Please see letter sent to City Planning & Zoning Commission
2. _____
3. _____

Signature Dennis Mills

Address 17 Entwined Circle

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

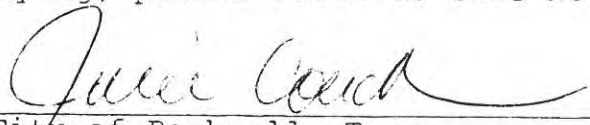
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City of Rockwall, Texas

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Case No. 83-12

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 value of our property would vastly deteriorate.
2. The quality of life in our community would also deteriorate.
3. Streets, access roads and services, (ie fire protection) are inadequate for this kind of growth.

Signature _____

Address _____

Larry Kelly
Charlotte L Kelly

6202 Volunteer Place

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 13, 1983

Planning and Zoning Commission
City of Rockwall
102 E. Washington
Rockwall, Tx. 75087

Dear Sirs:

As residents and homeowners of the Chandler's Landing Community, we strongly oppose the proposed development plan regarding the condominiums to be built on Tract 1A (Case No. 83-12). Such a development would radically deteriorate the value of our property. When we purchased our home at Chandlers, five years ago, we were lead to believe that said Tract 1A would be used for single family residentialhomes, some townhouses and greenbelt areas. The proposed revisions to allow for densely built condominiums on that site would completely change the complexion and quality of our community, the very community that we choose to live in and believed would be largely one of single family homes.

We ask you, as members of the Planning and Zoning Board, to disapprove of the proposal for Tract 1A. We do not wish to have the quality of life or the value of our property to be radically changed. We feel our rights are being infringed upon.

We also, strongly oppose the proposed development plan in respect to Tract 1B for rany of the same reasons.

Respectfully,

Larry Kelly
Charlotte S. Kelly

Mr. & Mrs. Larry Kelly
6202 Volunteer Place
Rockwall, Tx. 75087

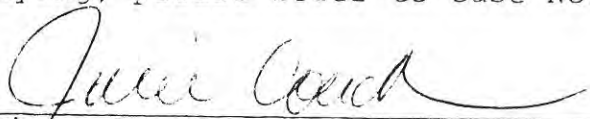
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City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Revolutions of current property built under existing zoning
2. Traffic problems - safety of children in development due to traffic
3. Development not designed for condos - sold based on single family dwellings only.

Signature John D. Armstrong

See ATTACHED LETTER Address 225 Sovereign Court Rockwall, TX

Check one item PLEASE and return the notice to this office IMMEDIATELY. 75087

Thank you,
City of Rockwall

John D. Armstrong
225 Sovereign Court
Chandlers Landing
Rockwall, Texas 75087

April 11, 1983

City Planning and Zoning Commission
102 East Washington
Rockwall, TX 75087

Re: Case No. 83-12

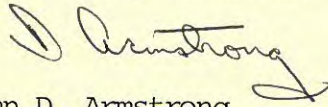
Gentlemen:

The proposed plan that the Frates Corporation has submitted to you for consideration will require you to make a decision which will effect the lives of many people.

The proposal which has been submitted drastically alters the community. The existing property owners would be adversely affected should you allow such a change to occur. To allow such a change to take place in an established neighborhood such as Chandlers Landing, would be a gross neglect of duty to protect the citizens of Rockwall from uncontrolled development of our city.

I urge you to turn down the proposed changes to Tract 1A and 1B now and in the future.

Respectfully submitted

A handwritten signature in dark ink, appearing to read "J. Armstrong", with a stylized flourish at the end.

John D. Armstrong

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Julie Coe
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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

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

1. Recent replatting of tract 1-A from single family. (See attached letter)
2. _____
3. _____

Signature Hughes

Address 414 Columbia Dr., Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

April 12, 1983
414 Columbia Drive
Chandlers Landing
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall
Texas

Re: Case #83-12

Gentlemen:

Chandlers Landing has been zoned Planned Development since its inception, and, as I understand it, for multi-family and zero lot line single family use. However, over the years a number of changes have been allowed, and some of the current residents purchased expensive homes in reliance on certain platting.

The eighteen acre tract (1-A) between Yacht Club Drive and the Marina for which a new plat is being presented illustrates the problem. For over four years the upper portion of that acreage was platted for single family. It was deplatted recently for the sole purpose, as represented to P & Z, of permitting its only lot facing Yacht Club Drive to be changed for a driveway and garage arrangement to which nearby residents interposed no objection.

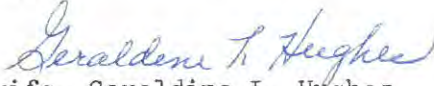
Now they suddenly find condominiums platted on land they had for years presumed would be single family. Both esthetically and economically this is grossly unfair. That acreage should be required to remain single family.

My personal preference would be to oppose condominiums for the balance of the acreage in Chandlers in favor of single family, townhouses and cluster homes. On the other hand, low density, height limits and minimum square footage requirements will control quality and esthetics if multi-family is inevitable under present zoning. In fairness to adjacent single family residence owners I favor a density of not more than 10 units per acre for the balance of 1-A.

It seems likely that there will be a postponement for resubmission on this initial presentation at the April 14 P & Z meeting. Perhaps this will allow time for some reasonable adjustments in the proposal.

The basic concepts incorporated in this Case #83-12 presentation seem to me to have considerable merit. I urge the Planning and Zoning Commission to retain the maximum control over this development allowed by law to insure that this outstanding development in the City of Rockwall will attract primarily owners who occupy their dwellings rather than weekenders and renters.

I also have some serious reservations about Article II, Section 4 and Article III, Section 1 of the Supplementary Declaration of Covenants and Restrictions.


and wife, Geraldine L. Hughes

Very truly yours,


Cleland N. Hughes, Jr.
414 Columbia Drive, Chandlers Landing
Rockwall, Texas 75087

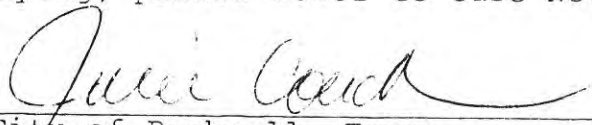
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City of Rockwall, Texas

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Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-12

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. (letter attached) This is contrary to the previous plat and
2. representations made to purchasers and present
3. owner of this community - Chandlers Landing,
TRACT 1A.

Signature William F. Kortman II

Address 401 Yacht Club Dr (owner)

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie Good
City of Rockwall, Texas

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Case No. 83-12

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.

SEE ATTACHMENT

3.

Signature RH Bevan
Address 6003 Volunteer Pl.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

WE HAVE LIVED IN ROCKWALL FOR 10 YEARS AND IN CHANDLERS LANDING FOR 4 YEARS. WE SELECTED CHANDLERS LANDING BECAUSE OF THE PRIVATE PLANNED SINGLE FAMILY DEVELOPMENT PLUS MINIMAL TOWN-HOUSES, WITH TOTAL SECURITY, PRIVATE ROADS AND A PRIVATE YACHT CLUB.

THE REVISIONS THAT ARE PLANNED WOULD CAUSE A DETERIORATION OF OUR PROPERTY VALUE, INCREASE OUR POPULATION AND CAUSE DEFINITE TRAFFIC CONGESTION.

THIS INCREASE IN HIGH DENSITY DEVELOPMENT AT CHANDLERS WAS NOT IN THE ORIGINAL PLAN AND WAS NOT DISCLOSED TO THE PRESENT LAND-OWNERS PRIOR TO PURCHASE. I BELIEVE THE MAJORITY OF LANDOWNERS BOUGHT PROPERTY IN THE PLANNED DEVELOPMENT BECAUSE IT WAS PORTRAITED AS JUST THAT - A PLANNED DEVELOPMENT. THE QUALITY OF LIFE WILL DETERIORATE IF THIS PLANNED DEVELOPMENT IS TURNED INTO A NON PRIVATE MULTIFAMILY DEVELOPMENT. COMMITMENTS, MADE REGARDING SOMETHING AS IMPORTANT AS A PERSONS HOME, SHOULD NOT BE ALLOWED TO BE BROKEN OR CHANGED FOR DEVELOPERS PROFIT.

Rx Swan

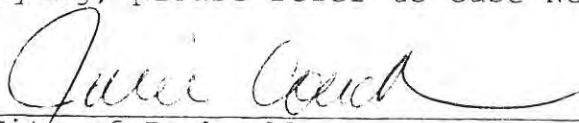
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I am in favor of the request for the reasons listed below. _____

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

1. IT WILL INCREASE THE POPULATION DENSITY AND TRAFFIC CONGESTION.
2. WHEN I BOUGHT MY PROPERTY THIS PLAN WAS NOT
3. REVEALED TO ME. ONLY SINGLE FAMILY DWELLING WERE PLANNED.

Signature _____

Address _____

SERGEY COCERGINE

5530 CHARLESTOWN DR
DALLAS TX 75230

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

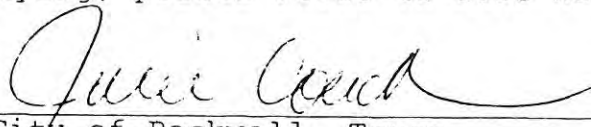
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Case No. 83-12

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

I am opposed to the request for the reasons listed below. ☒ ~~_____~~

1. Plat 1-A requires further study + modification.
2. Recommend Plat 1-B and balance of General
3. Plant be approved

Signature Walter F. Rhoades

Address 205 Rainbow Circle.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Julie G. Gaud
City of Rockwall, Texas

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Case No. 83-12

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

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

1. Plat 1-A requires further study.
2. Recommend Plat 1-B and balance of plan be approved
3. _____

Signature Lerene D. Rhoades

Address 5920 Volunteer Pl.

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

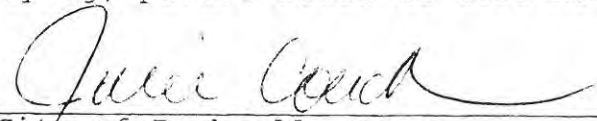
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Case No. 83-12

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.

The Tong's no longer own the lot

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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Case No. 83-12

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

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

1. Access to community by public road
2. Great increase in density
3. Depreciate the value of our homes

Signature Debra K. Flock

Address 2222 Sovereign Ct

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

Rockwall Planning & Zoning Commission
102 E. Washington
Rockwall, Texas 75087

March 7, 1983

Gentlemen:

Harold and I are opposed to the major rezoning for a portion of Chandlers Landing. This portion being designated Parcel 1A.

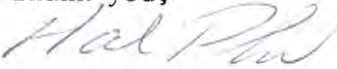
The proposal contradicts a number of restrictions that were instrumental in our decision to make our home in Chandlers Landing.

We feel the proposal will deviate from the unique community represented to us when we purchased our home seven years ago.

We ask that you not only disapprove this proposal, but any proposal which will depreciate an existing neighborhood in our community.

Please strongly recommend rejection to the City Council.

Thank you,



Harold A. Ploch



Regina H. Ploch
222 Sovereign Ct
Rockwall, Texas 75087

April 5, 1983

Linda M. Armstrong
Chandlers Landing
225 Sovereign Court
Rockwall, Texas 75087

Rockwall County Planning & Zoning Commission
102 E. Washington Street
Rockwall, Texas 75087

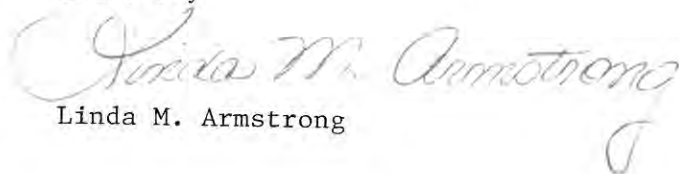
Gentlemen

I am writing this letter to express my extreme disapproval of the proposed platt changes regarding area 1A in the Chandlers Landing development.

We purchased our home in Chandlers Landing almost five years ago in good faith that the community would develop according to the plans, restrictions and covenants that were presented to us at that time. They were of great concern and importance to us then and are probably more so now. I feel that the value of our property would be severely deminished if the proposed (or any) condominiums were allowed to replace the thirty seven single family dwellings which were originally platted for this area. I also feel that any deviation from the plans which were presented to us at the time we bought our home would constitute fraud on the part of the developer.

I sincerely hope that you as representatives of the Rockwall community as a whole will seriously consider the repercussions this type of density building would have on the city of Rockwall, as well as the development itself.

Sincerely


Linda M. Armstrong

LMA/ksa

Gain 2yrs

Development Plan

yes

no

Description of lots +
proposed setbacks

✓

location of each structure
uses

✓

✓

height

✓

all ROW, parking

✓

alternative facilities

✓

all ped. walks, open areas

✓

location + height of walls, fences,
buffering

✓

all landscaped areas

✓

detailed landscape plans

facilities for waste disposal

✓

Building elevations

528-8133

5192

Items for inclusion in Preliminary Plan

1. Height restrictions
2. Buffering requirements between housing styles
3. Setbacks for different housing style
- 4.

PD Plan PD Checklist

<u>yes</u>	<u>no</u>	
✓		metes & bounds
✓		natural areas
✓		ownership
✓		land use areas
	✓	gross acreages of land uses
	✓	lot coverages
	✓	max height
	✓	minum setbacks
✓		densities
✓		major roads
	✓	correlate land uses to zoning ord
	✓	identification of phases
	✓	dimensions & locations of ROW & Easements

Chandler's Site Plan (Preliminary)

- ① Designate maximum densities
- ② need to show on master plan where the boundaries are ~~are~~ for each tract
- ②a need to add single family detached as a use
- ③ need to review area requirements

<u>zero lotline Townhouse</u>	<u>Current</u> 3520 sq ft	<u>new Ord</u> 3,000 sq ft
lot area	3000 sq ft 3564 sq ft	3,000 sq ft
lot width	25 ft	25 ft
lot depth	100 ft	100 ft
front yard	25 ft	20 ft
rear yard	10 ft 10 ft	10 ft 5 ft
Side yard	0 ft	0 ft
max coverage	60%	60%
max height	?	36 ft
off street parking	2 per	2 per
max no of attached units	?	8 up to 250'
max density	open	8 units/acre

Single family

<u>Single family</u>	<u>SF-7</u>
lot area	6000 sq ft 7000 sq ft
lot width	50 ft 60 ft
depth	100 ft 100 ft
front yard	25 ft 20 ft

Amos 10

multifamily

current

Revised

lot area

2,000 sq ft

10,000 sq ft

lot area percent

2000 sq ft

max density

? set out on
master plan

15/acre

frontage

40 ft

60'

depth

100'

100'

frontyard

25'

25'

rear setback

10'

10'

25'

50'

25'

} adjacent to
less
res.
districts

side setback

15'

15'

25'

50'

75'

} adjacent to
less
res. districts

distance between

building

?

20' opening

15' no opening

masonry

?

+ 2 walls
to address

75%

coverage

40%

45%

landscaping

?

20% of lot area

max height

?

36'

parking

1 1/2 percent

2/unit

may require phasing

PROJECT DESCRIPTION

The Frates Corporation has submitted a revision to the approved site plan for "PD-8" Chandlers Landing and development plans for two tracts within "PD-8" to the City for consideration for approval by the Planning and Zoning Commission and City Council.

The revision includes a change in approved uses and a change in the street and lot layout as approved in the original site plan. The original site plan provided for townhouse development in the majority of the area covered by "PD-8" with certain areas being reserved for club homes and other residential and non-residential uses. The revised plan provides for a variety of housing styles to be allowed within the undeveloped areas. There is no proposed change in the total number of housing units originally approved for "PD-8" which is a total of 2,020. The proposed housing styles include condominium, townhome, cluster homes, patio homes and lake villas.

The development plan for Tract 1-A provides for townhouse and condominium development. Tract 1-A is located just to the north of the Marina. Tract 1-B provides for condominium development and is located just off FM-740 to the north of the developed area of Chandlers Landing.

A copy of the original site plan, the proposed revision to the approved site plan, and the development plans for Tracts 1-A and 1-B are available for public inspection at City Hall, 102 East Washington, Rockwall. For information call 722-3290.

"Water Agreement"

March 14, 1973

Honorable Harry F. Myers
Mayor, City of Rockwall
Rockwall, Texas

Dear Mayor Myers:

This will confirm the proposal between the undersigned and the City of Rockwall which was discussed at a meeting in Rockwall on Thursday, March 8, 1973. The conditions of the proposal are as follows:

- (1) All of the property owned by Clarke-Frates Corporation presently located in the City of Heath would be disannexed by the City of Heath in order that it may be annexed by the City of Rockwall.
- (2) All of the land owned by the undersigned developers north of the revised City of Heath city limits would be brought into the City of Rockwall under a joint or simultaneous petition, with the consent of the City of Heath.
- (3) The 16-inch water main would be installed by the City of Rockwall along Highway 740 from its current location in the City of Rockwall to the new northern boundary of the City of Heath. The undersigned agree to contribute \$200,000 toward the total cost of design and construction of this water main in the following amounts:

Clarke-Frates Corporation	\$100,000.00
A. P. Roffino	\$ 30,000.00
Kirby Albright	\$ 20,000.00
ASD Corporation	\$ 50,000.00

Connections and laterals may be required to connect the property owned by the undersigned to the water line, and in such event, the City of Rockwall would pay one-third the cost of such and the land owner would pay two-thirds of such cost.

It must be understood that time is of the essence of this agreement and that we are entering into such agreement with the understanding that water will be available to dwelling units and other improvements on our properties by no later than November 1, 1973.

In return for the money paid in, as specified above, the following number of connections (at the rate of \$70.00 per connection) will be granted by the City to the developers, or their assigns, as follows:

Clarke-Frates Corporation	1,428
A. P. Roffino	428
Kirby Albright	285
ASD Corporation	714

It is understood that at such time as these connections have been made, or at the end of ten (10) years, whichever occurs first, the developers will pay the City the sum of \$160.00 for each additional connection. *

- (4) All other property owners and developers who are not a part to this agreement and who shall connect with said water line must pay to the City the sum of \$160.00 for each connection made to the said line, except present customers of RCH Corporation.

All property owners connecting with said line must pay the regular City of Rockwall charge for installation of water meters. *

- (5) The City of Rockwall will assume all future responsibility for providing adequate and dependable water services required in the area and on the above described property of the undersigned. *

- (6) The City of Rockwall will cooperate with the undersigned for the development of any sewage facilities by any governmental agency, and the City of Rockwall will give such assistance as may be necessary in acquiring right-of-way or in granting the right to cross City, State or County roads, provided that no cost of any such assistance shall be charged to the City.

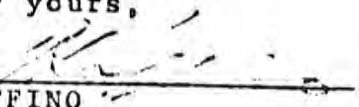
- (7) The developers will receive a reasonable interest upon the funds advanced under this agreement until the funds are paid out to the designer and contractor of the water main.

Page Three
Hon. Harry F. Myers
March 14, 1973



- (8) The City of Rockwall will set up procedures for the annexation and zoning of the properties owned by the undersigned so that all of the properties may be zoned and annexed simultaneously with concurrent cases. The spirit of this agreement is to preclude the possibility of our property being annexed to the City of Rockwall without the zoning that we must have in order to feasibly develop our property. We have given the City assurance that the zoning requested will be in accordance with sound planning and development practices.
- (9) The City of Rockwall will tax our property, or any portion thereof, in accordance with the tax procedures for all similar property within the City.
- (10) The City will cooperate with us with regard to platting of our developments so as to not delay the time schedules for such platting and development.
- (11) It is understood that surplus water available from this water line will be made available to the City of Heath.
- (12) With the delivery of this letter, we are paying to the City of Rockwall 5% of our commitment so that design can commence immediately.

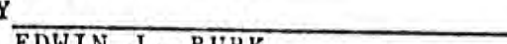
Sincerely yours,


A. P. ROFFINO

KIRBY ALBRIGHT

ASD CORPORATION

BY


EDWIN J. BURK

CLARKE-FRATES CORPORATION

BY


DEVANE CLARKE, PRESIDENT

ACCEPTED
CITY OF ROCKWALL, TEXAS
HARRY F. MYERS, MAYOR
