

SITE PLAN APPLICATION

Date: SEPT. 21, 1983

NAME OF PROPOSED DEVELOPMENT CHAUDLERS LANDING

NAME OF PROPERTY OWNER/DEVELOPER TEXAS - FEATES COMPANY

ADDRESS #1 COMMERCE PLAZA PHONE 214
ROCKWALL, TX. 75087 722-5543

NAME OF LAND PLANNER/ENGINEER THE ASSOC. OF TEXAS, INC.

ADDRESS 3230 HWY. 67 PHONE 214
MESQUITE, TX. 75150 681-4302

TOTAL ACREAGE _____ CURRENT ZONING PD

NUMBER OF LOTS/UNITS 2020

Signed _____

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown</u> <u>on Site Plan</u>	<u>Not</u> <u>Applicable</u>
---	---------------------------------

X _____
LAND USES ONLY

1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

X _____
SETBACKS ONLY

2. Landscaping, lighting, fencing and/or screening of yards and set-back areas

X _____

3. Design and location of ingress and egress

_____ X _____

4. Off-street parking and loading facilities

LOCATED IN AREA
X _____
REQUIREMENTS

5. Height of all structures

X _____

6. Proposed Uses

CHAUDLERS SIGN CODE
X _____

7. Location and types of all signs, including lighting and heights

_____ X _____

8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

Date: 9/26/83

Fee: _____

File No. 23-375P

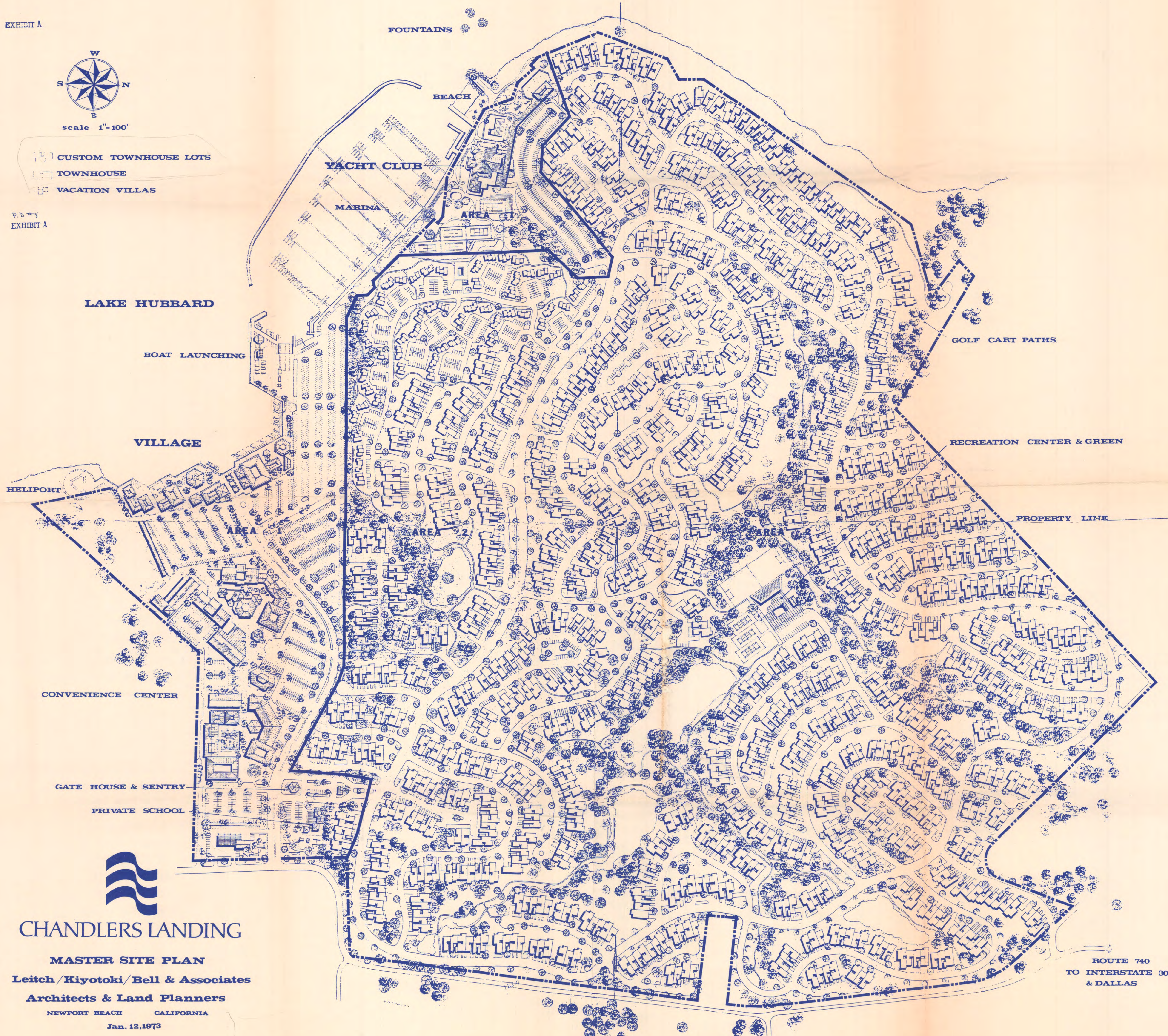
EXHIBIT A



scale 1"=100'

- CUSTOM TOWNHOUSE LOTS
- TOWNHOUSE
- VACATION VILLAS

EXHIBIT A



CHANDLERS LANDING

MASTER SITE PLAN

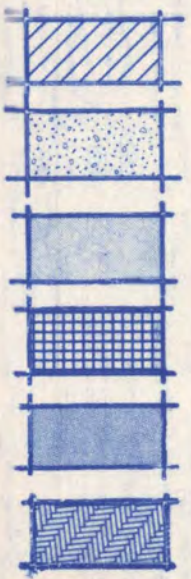
Leitch/Kiyotoki/Bell & Associates

Architects & Land Planners

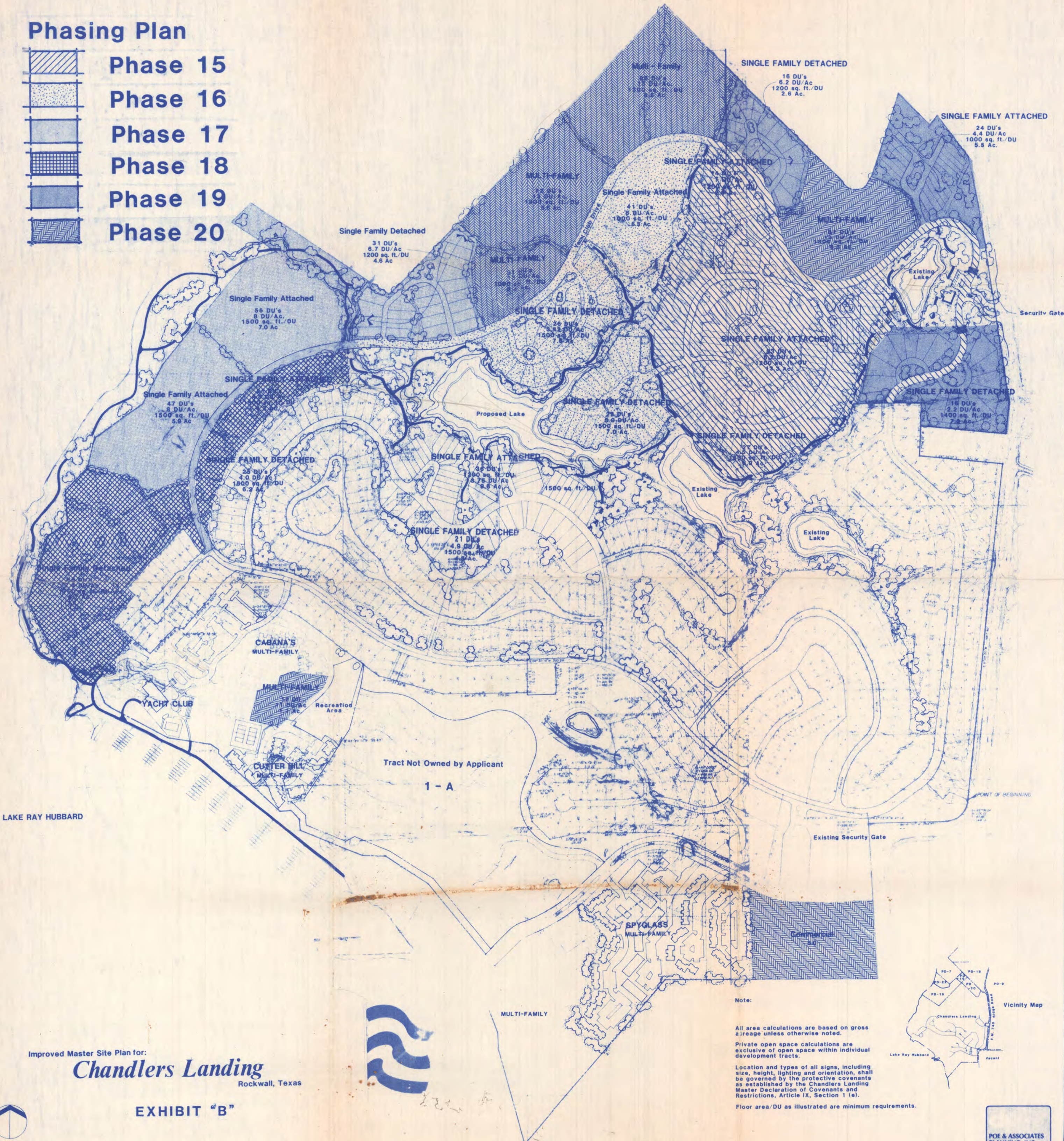
NEWPORT BEACH CALIFORNIA

Jan. 12, 1973

Phasing Plan



- Phase 15
- Phase 16
- Phase 17
- Phase 18
- Phase 19
- Phase 20



Improved Master Site Plan for:
Chandlers Landing
 Rockwall, Texas

EXHIBIT "B"



Note:

All area calculations are based on gross acreage unless otherwise noted.

Private open space calculations are exclusive of open space within individual development tracts.

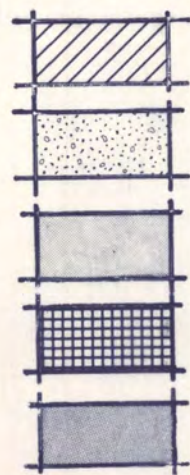
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).

Floor area/DU as illustrated are minimum requirements.



POE & ASSOCIATES
 PLANNING, INC.
 LAND PLANNERS
 ENGINEERS
 ARCHITECTS
 10000 W. 10TH STREET
 DALLAS, TEXAS 75243

Phasing Plan



Phase 15
Phase 16
Phase 17
Phase 18
Phase 19

Phase 20

LAKE RAY HUBBARD

Improved Master Site Plan for:

Chandlers Landing

Rockwall, Texas

EXHIBIT "B"

Tract Not Owned by Applicant

1 - A

MULTI-FAMILY

SPYGLASS
MULTI-FAMILY

Note:

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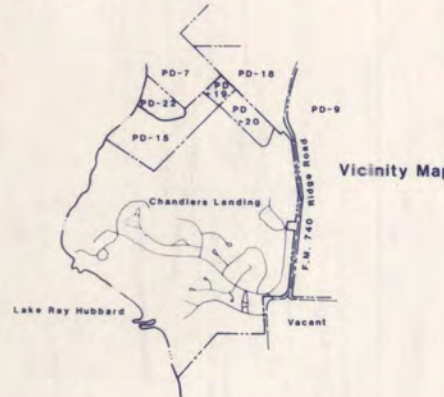
Floor area/DU as illustrated are minimum requirements.

TEMPORARY GREENBELT "B"

PERMANENT GREENBELT "A"

Commercial
5.0

Existing Security Gate



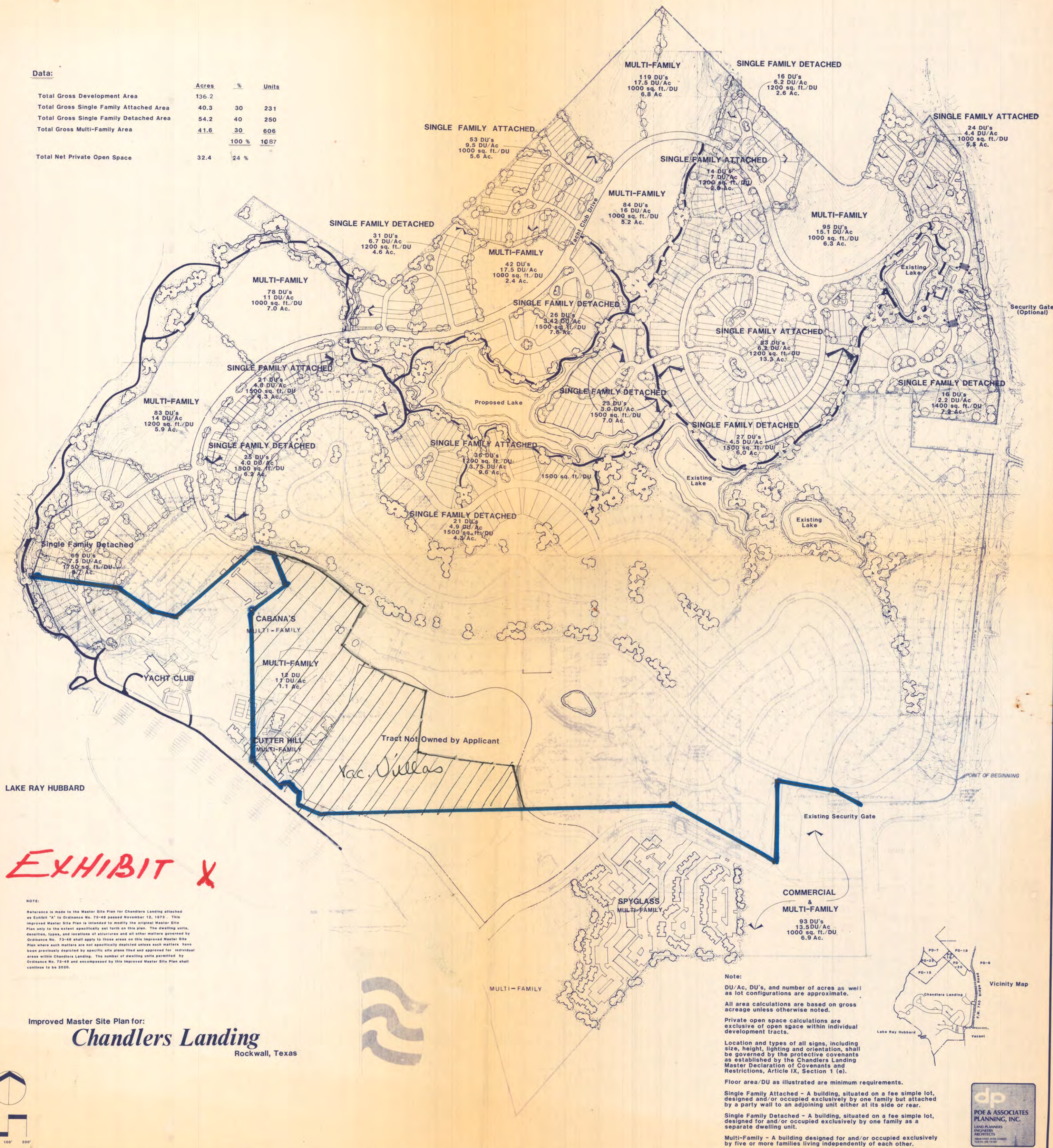
POE & ASSOCIATES
PLANNING, INC.
LAND PLANNERS
ENGINEERS
ARCHITECTS
REGISTERED PROFESSIONAL
TELLA, ON FILE

12-18-83

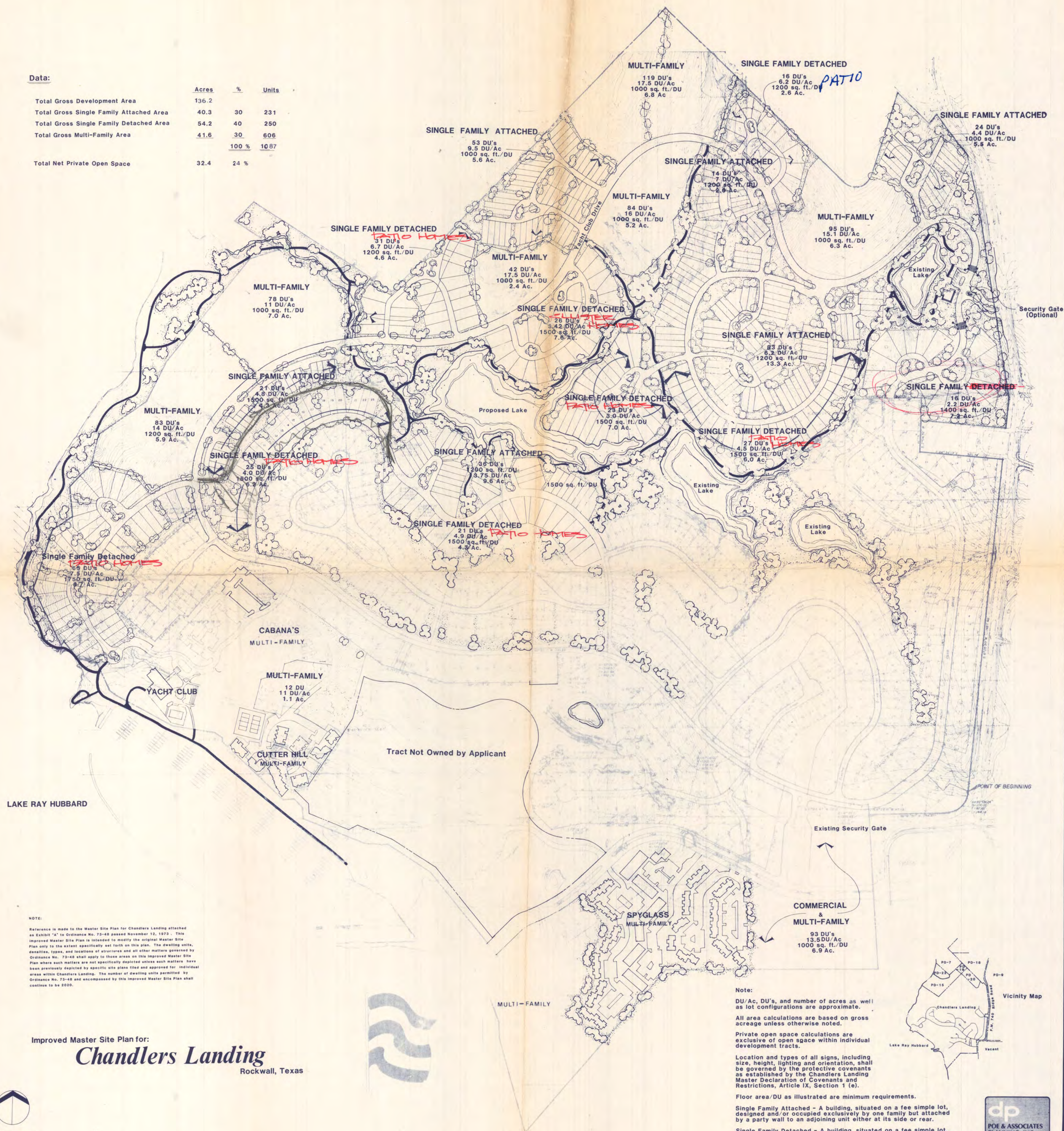
Rev. 10/25/83 9/26/83

Data:

	Acres	%	Units
Total Gross Development Area	136.2		
Total Gross Single Family Attached Area	40.3	30	231
Total Gross Single Family Detached Area	54.2	40	250
Total Gross Multi-Family Area	41.6	30	606
		100 %	1087
Total Net Private Open Space	32.4	24 %	



Data:	Acres	%	Units
Total Gross Development Area	136.2		
Total Gross Single Family Attached Area	40.3	30	231
Total Gross Single Family Detached Area	54.2	40	250
Total Gross Multi-Family Area	<u>41.6</u>	<u>30</u>	<u>606</u>
		<u>100 %</u>	<u>10 87</u>
Total Net Private Open Space	32.4	24 %	



NOTE:

Reference is made to the Master Site Plan for Chandlers Landing attached as Exhibit "A" to Ordinance No. 73-48 passed November 12, 1973. This Ordinance amends the Master Site Plan to improve the Master Site Plan. The Master Site Plan is intended to modify the original Master Site Plan only to the extent specifically set forth on this plan. The dwelling units, densities, types, and locations of structures and all other matters governed by Ordinance No. 73-48 shall apply to those areas on this improved Master Site Plan which are not specifically depicted by this plan. Matters which are not specifically depicted by this plan are not specifically depicted unless such matters have been previously depicted by specific site plans filed and approved for individual areas within Chandlers Landing. The number of dwelling units permitted by Ordinance No. 73-48 and encompassed by this improved Master Site Plan shall be 100.

Improved Master Site Plan for:

Chandlers Landing

Rockwall, Texas

continue to be 2020.

Improved Master Site Plan for:

Chandlers Landing

Rockwall, Texas



PD-15

Chandler

Lake Ray Hubbard

MULTI-FAMILY

Note:

DU/Ac, DU's, and number of acres as well as lot configurations are approximate.

All area calculations are based on gross acreage unless otherwise noted.

Private open space calculations are exclusive of open space within individual development tracts.

Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).

Floor area/DU as illustrated are minimum requirements.

Single Family Attached - A building, situated on a fee simple lot, designed and/or occupied exclusively by one family but attached by a party wall to an adjoining unit either at its side or rear.

Single Family Detached - A building, situated on a fee simple lot, designed for and/or occupied exclusively by one family as a separate dwelling unit.

Multi-Family - A building designed for and/or occupied exclusively by five or more families living independently of each other.



dp
**POE & ASSOCIATES
PLANNING, INC.**
LAND PLANNERS
ENGINEERS
ARCHITECTS
1800 EAST 45TH STREET
TULSA, OK 74105

<u>Data:</u>	<u>Acres</u>	<u>%</u>	<u>Units</u>
Total Gross Development Area	136.2		
Total Gross Single Family Attached Area	40.3	30	231
Total Gross Single Family Detached Area	54.2	40	250
Total Gross Multi-Family Area	<u>41.6</u>	<u>30</u>	<u>606</u>
		<u>100 %</u>	<u>1087</u>
Total Net Private Open Space	32.4	24 %	



Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas

Note:
~~Below~~ are, DU's, and number of acres as well as lot configurations are approximate.

All area calculations are based on gross acreage unless otherwise noted.

Private open space calculations are exclusive of open space within individual development tracts.

Location and types of all signs, including size, content, lighting and orientation, shall be governed by the protective covenants as established by the Chlanders Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).

Floor area/DU as illustrated are minimum

Single Family Attached - A building, situated on a lot, designed and/or occupied exclusively by a party well to an adjoining unit either

Single Family Detached - A building, situated on a lot, designed for and/or occupied exclusively separate dwelling unit.

Multi-Family - A building designed for and occupied by multiple families living independent

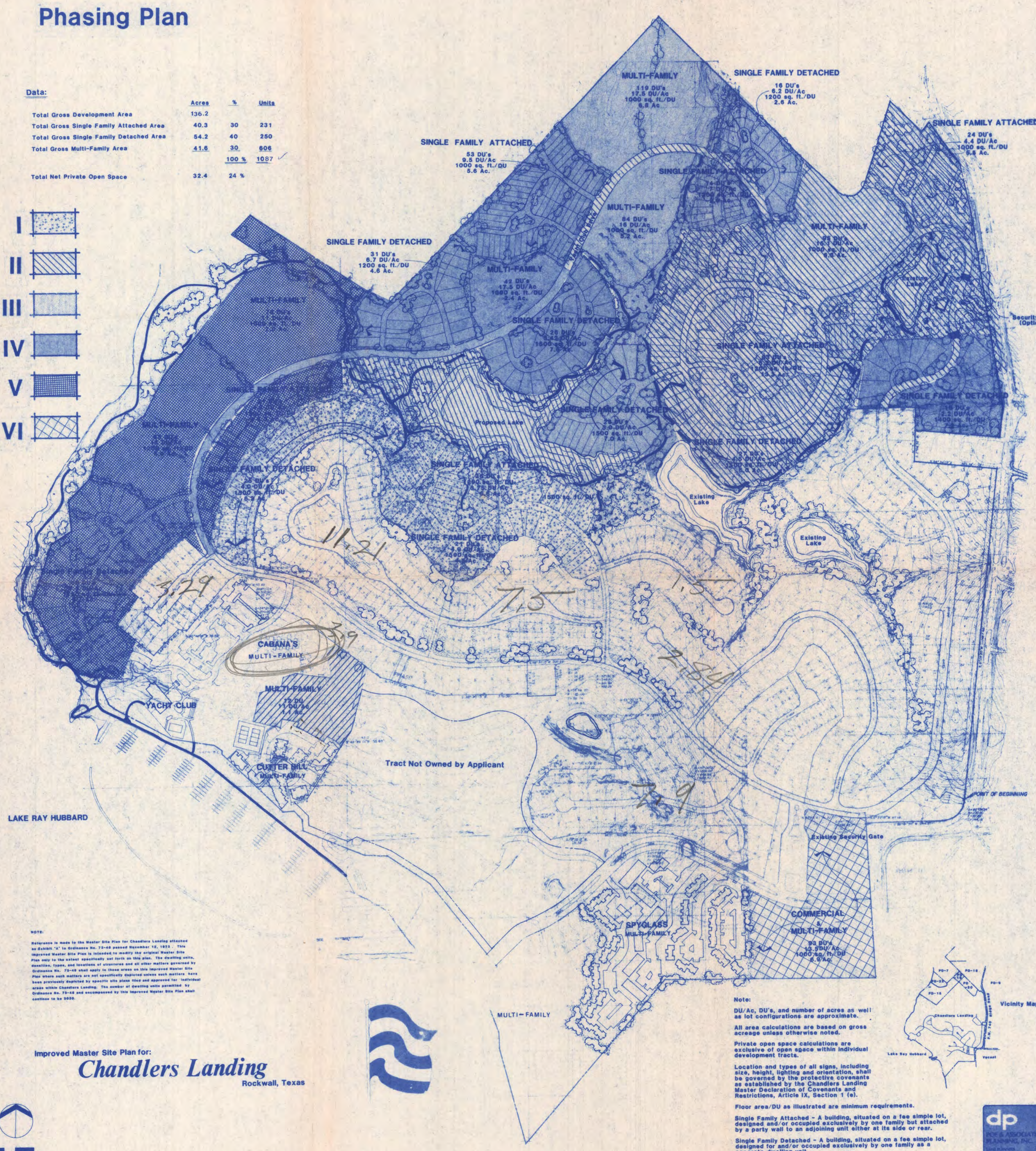
dp
POE & ASSOCIATES
PLANNING, INC.
LAND PLANNERS
ENGINEERS
ARCHITECTS
70400 EAST 45TH STREET
TULSA, OK 74145

Phasing Plan

Data:

	Acres	%	Units
Total Gross Development Area	136.2		
Total Gross Single Family Attached Area	40.3	30	231
Total Gross Single Family Detached Area	54.2	40	250
Total Gross Multi-Family Area	41.6	30	906
		100 %	1087
Total Net Private Open Space	32.4	24 %	

- I
- II
- III
- IV
- V
- VI



NOTE:
Reference is made to the Master Site Plan for Chandlers Landing attached as Exhibit "A" to Ordinance No. 73-48 passed November 12, 1973. This Improved Master Site Plan is intended to modify the original Master Site Plan only to the extent specifically set forth on this plan. The dwelling units, densities, types, and locations of structures and all other matters governed by Ordinance No. 73-48 shall apply to those areas on this Improved Master Site Plan where such matters are not specifically depicted unless such matters have been previously depicted by specific site plans filed and approved for individual areas within Chandlers Landing. The number of dwelling units permitted by Ordinance No. 73-48 and encompassed by this Improved Master Site Plan shall continue to be 1087.

Improved Master Site Plan for:
Chandlers Landing
Rockwall, Texas



Note:
DU/Ac, DU's, and number of acres as well as lot configurations are approximate.
All area calculations are based on gross acreage unless otherwise noted.
Private open space calculations are exclusive of open space within individual development tracts.
Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).
Floor area/DU as illustrated are minimum requirements.
Single Family Attached - A building, situated on a fee simple lot, designed and/or occupied exclusively by one family but attached by a party wall to an adjoining unit either at its side or rear.
Single Family Detached - A building, situated on a fee simple lot, designed for and/or occupied exclusively by one family as a separate dwelling unit.
Multi-Family - A building designed for and/or occupied exclusively by five or more families living independently of each other.



SITE PLAN/PRELIMINARY PLAT/~~FINAL~~/~~PLAT~~

FACT SHEET

Applicant: Texas-Frates Corporation

Name of Proposed Development: Chandlers Landing

Acreage: 136.2

Number of Lots:

Current Zoning: PD-8

Surrounding Zoning: PD-15, PD-20, PD-9

Notices Sent: 230 Favorable: 5 Unfavorable: 23

Description: A revised plan for Chandlers Landing with single family detached patio homes adjacent to all existing development, changing to single family attached and multifamily to the north of the property. Some Commercial is also planned east of Spyglass.

Staff Comments:

See Attached Memo

Planning and Zoning Commission Recommendations:

Approve site plan and area requirements with all Multifamily located north of planned collector, single family across collector toward the lake, area near security gate restricted to Commercial and require 2 parking spaces per unit.

City Council Decision:

Approved

Agenda Note: Chandlers Landing has submitted a revised preliminary plan for the Planning and Zoning Commission and City Council's consideration. The revised plan reflects mostly single family detached and single family attached units to the south of the major collector on the north end of the property. There is one area that they do have some multifamily to the south. Not all of the area to the north of the collector is designated for multifamily. A good portion of that is set aside for single family detached or single family attached units. They have deleted Tract 1-A again, as they do not own this tract any longer. They are reflecting additional multifamily in the Cutter Hill Cabana area around the Yacht Club. They are also indicating Commercial and Multifamily at the current entrance of Chandlers Landing. The Commission may want to consider leaving this strictly Commercial with some green belt on the north. Since this is an intersection of FM-740 and a major public road leading into Chandlers, it would be a prime location for commercial. There could be a problem with multifamily on the north of Henry M. Chandler Drive at this location due to the large homes along Yacht Club Drive.

Their density applicable to the multifamily areas ranges from 11 units per acre to 17.5 units to the acre. They have submitted area requirements for each of these uses, copies of which are attached, along with the site plan. Their multifamily is reflecting 1.5 parking spaces per unit rather than our minimum of 2.0 spaces per unit. I would suggest that this be raised. They are also indicating a minimum percent of masonry at 50% rather than the 75% under our current requirements. The single family attached/detached are indicating 80 ft. lot depths. Our current requirements are 100 ft. lot depths. We will continue to review their area requirements, and if we find anything else that is different from our current requirements, we will mention it at the meeting.

AFFIDAVIT

THE STATE OF TEXAS
COUNTY OF ROCKWALL

I
I
I

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared James E. Robertson who being by me duly sworn upon his oath deposes and says as follows:

"My name is James E. Robertson and I am over 21 years of age and authorized to make this affidavit. I am Vice President of Texas-Frates Company and one of my duties is overseeing the company's properties and operations located in Rockwall County, Texas. I know of my own knowledge that Texas-Frates Company is the owner or have control of all of the land and any structures thereon included in the application submitted herewith. Further, Affiant saith not."

WITNESS MY HAND THIS 23rd day of September, 1983.


JAMES E. ROBERTSON, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this 23rd day of September, 1983.


NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires:

5-11-85

THE STATE OF TEXAS
COUNTY OF ROCKWALL

I
I
I

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James E. Robertson, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of September, 1983.


NOTARY PUBLIC, STATE OF TEXAS

AREA REQUIREMENTS:

Minimum Lot Area.....	4000 sq.ft.
Minimum Floor Area per D.U.....	1500 sq.ft.
Minimum Lot Frontage.....	40 ft.
Minimum Lot Depth.....	100 ft.
Minimum Front Setback.....	20 ft.
Minimum Rear Setback.....	15 ft.
Minimum Side Yard.....	0 ft. and 10 ft.
Minimum Bldg. Separation.....	10 ft.
Maximum Bldg. Coverage.....	60 %
Maximum Bldg. Height.....	30 ft.
Minimum Off-Street Parking.....	2 spaces/unit (excluding garage)

OVERALL DATA:

Total Gross Area -----App. 13.9 ac.
 Total No. of Units -----57 units
 No. of D.U.'s per gross ac.-----4.1 u/ac.
 Total Net Area (lots only)-----App. 5.9 ac.
 No. of D.U.'s per net ac. -----9.7 u/ac
 Total No. of Parking Spaces -----128 spaces
 (excluding garage parking)
 No. of Parking Spaces Per Unit -----2.25 spaces
 (excluding garage parking)
 Total Parking and Street Coverage-----App. 1.2 ac.
 Total Open Space -----App. 6.8 ac.

PATIO HOMES: Lots 1-21, Blk. 2

Gross Area -----App. 4.3 ac.
 Total No. of Units -----21 Units
 No. of D.U.'s per Gross ac.-----4.9 u/ac.
 Total Net Area (lots only)-----App. 2.7 ac.
 No. of D.U.'s per Net ac.-----7.8 u/ac.
 Total No. of Parking Spaces -----42 spaces
 (excluding garage parking)
 No. of Parking Spaces per Unit-----2.0 spaces
 (excluding garage parking)
 Total Street Coverage -----App. 0.5 ac.
 Total Open Space -----App. 1.1 ac.

AREA REQUIREMENTS:

Minimum Lot Area-----4200 sq. ft.
 Minimum Floor Area per D.U.-----1500 sq. ft.
 Minimum Lot Frontage -----40' (at bldg. line)
 Minimum Lot Depth -----105'
 Minimum Front Setback -----25'
 Minimum Rear Setback -----10'
 Minimum Side Yard -----0' and 10'
 Minimum Bldg. separation -----10'
 Maximum Bldg. coverage -----60%
 Maximum Bldg. height -----28'
 Minimum Off-street parking -----2 spaces/unit
 (excluding garage)

CHANDLERS LANDING/PHASE 14 (Cont.)

TOWNHOMES:

Lots 1-36, Blk. 1

Gross Area -----	App. 9.6 ac.
Total No. of Units -----	36 Units
No. of D.U.'s per gross ac. -----	3.7 u/ac.
Total Net Area (lots only) -----	App. 3.2 ac.
No. of D.U.'s per Net ac. -----	11.2 u/ac.
Total No. of Parking Spaces -----	86 spaces
(excluding garage parking)	
No. of Parking Spaces per Unit -----	2.4 spaces
(excluding garage parking)	
Total Parking & Street Coverage -----	App. 0.7 ac.
Total Open Space -----	App. 5.7 ac.

AREA REQUIREMENTS:

Minimum Lot Area -----	2900 sq. ft.
Minimum Floor Area per D.U. -----	1200 sq. ft.
Minimum Lot Frontage -----	26'
Minimum Front Setback -----	20'
Minimum Rear Setback -----	10'
Minimum Side Yard (abutting structures) -----	0'
Minimum Side Yard (abutting street) -----	10'
Minimum Bldg. separation -----	15'
Maximum Bldg. coverage -----	60%
Maximum No. of Attached Units -----	8 Units
Maximum Bldg. height -----	28'

NOTE: Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restriction, Article IX, Section 1 (e).

CHANDLERS LANDING/PHASE 15

November 21, 1983

OVERALL DATA:

Total Gross Area.....±21.3 acres
Total Number of Units.....124 units
No. of D.U.'s per Gross Acre.....5.8 U/ac.
Total Net Area (Lots only).....9.6 acres
No. of D.U.'s per Net Acre.....12.9 U/ac.
Total No. of Parking Spaces.....137 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....303 spaces
(excluding garage parking)
Total Parking and Street Coverage.....4.45 acres
Total Open Space.....7.25 acres

Lots 1 - 10, Lots 25 - 43, Block C.
TOWNHOMES: LOTS 1-45, BLOCK A, LOTS 1-9, BLOCK B

Gross Area.....±13.3 acres
Total Number of Units.....83 units
No. of D.U.'s per Gross Acre.....6.2 U/ac.
Total Net Area (Lots only).....5.9 acres
No. of D.U.'s per Net Acre.....14.0 U/ac.
Total No. of Parking Spaces.....214 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.6 spaces
(excluding garage parking)
Total Street Coverage.....2.5 acres
Total Open Space.....4.9 acres

TOWNHOMES: LOTS 11-24, BLOCK

Gross Area.....±2.0 acres
Total Number of Units.....14 units
No. of D.U.'s per Gross Acre.....7.0 U/ac.
Total Net Area (Lots only)..... 1.0 acres
No. of D.U.'s per Net Acre.....14.00 acres
Total No. of Parking Spaces.....35 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.5 spaces
(excluding garage parking)
Total Street Coverage.....0.35 acres
Total Open Space.....0.65 acres

AREA REQUIREMENTS:

Minimum Lot Area.....3000 sq.ft.
Minimum Floor Area per D.U.....1200 sq.ft.
Minimum Lot Frontage.....26 ft., corner not 30 ft.
Minimum Front Setback.....20 ft.
(15 ft. w/side entry garage)
Minimum Rear Setback.....10 ft.
Minimum Side Yard (abutting structure)....0 ft.
Minimum Side Yard (abutting street).....10 ft.
Minimum Bldg. Separation.....10 ft.(20'every 250')
Maximum Bldg. Coverage.....60 %
Maximum No. of Attached Units.....8 units
Maximum Bldg. Height.....30 ft.
Minimum Lot Depth.....100 Ft.

PATIO HOMES: LOTS 10-36, BLOCK B,

Gross Area.....	±6.0 acres
Total Number of Units.....	27.0 units
No. of D.U.'s per Gross Acre.....	4.5 U/ac.
Total Net Area (Lots only).....	2.7 acres
No. of D.U.'s per Net Acre.....	10.0 U/ac.
Total No. of Parking Spaces.....	54 spaces (excluding garage parking)
No. of Parking Spaces per Unit.....	2.0 spaces (excluding garage parking)
Total Parking & Street Coverage.....	1.6 acres
Total Open Space.....	1.7 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	4000 sq.ft.
Minimum Floor Area per D.U.....	1500 sq.ft.
Minimum Lot Frontage.....	40 ft.(at bldg.line)
Minimum Lot Depth.....	100 ft.
Minimum Front Setback.....	20 ft.
Minimum Rear Setback.....	15 ft.
Minimum Side Yard.....	0 ft. and 10 ft.
Minimum Bldg. Separation.....	15 ft.
Maximum Bldg. Coverage.....	60 %
Maximum Bldg. Height.....	30 ft.
Minimum Off-Street Parking.....	2 spaces/unit (excluding garage)

CHANDLERS LANDING/PHASE 16

December 8, 1983

OVERALL DATA:

Total Gross Area.....±19.8 acres
Total Number of Units.....86.0 units
No. of D.U.'s per Gross Acre.....4.3 U/ac.
Total Net Area (Lots only).....7.9 acres
No. of D.U.'s per Net Acre.....10.9 U/ac.
Total No. of Parking Spaces.....223.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.6 spaces
(excluding garage parking)
Total Parking and Street Coverage.....4.1 acres
Total Open Space.....7.8 acres

TOWNHOMES: LOTS 40-66, BLOCK E; LOTS 1-10, BLOCK G

Gross Area.....±5.2 acres
Total Number of Units.....37.0 units
No. of D.U.'s per Gross Acre.....7.1 U/ac.
Total Net Area (Lots only).....2.6 acres
No. of D.U.'s per Net Acre.....14.2 U/ac.
Total No. of Parking Spaces.....94.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.5 spaces
(excluding garage parking)
Total Street Coverage.....1.3 acres
Total Open Space.....1.3 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	3000 sq.ft.
Minimum Floor Area per D.U.....	1000 sq.ft.
Minimum Lot Frontage.....	26 ft., 30 ft. corner
Minimum Front Setback.....	20 ft. (15 ft. w/side entry garage)
Minimum Rear Setback.....	10 ft.
Minimum Side Yard (abutting structure)....	0 ft.
Minimum Side Yard (abutting street).....	10 ft.
Minimum Bldg. Separation.....	10 ft. (20' every 250')
Maximum Bldg. Coverage.....	60 %
Maximum No. of Attached Units.....	8 units
Maximum Bldg. Height.....	30 ft.
Minimum Lot Depth.....	100 ft.

PATIO HOMES: LOTS 1-3, BLOCK D; LOTS 1-20 BLOCK E

Gross Area.....	±7.0 acres
Total Number of Units.....	23.0 units
No. of D.U.'s per Gross Acre.....	3.3 U/ac.
Total Net Area (Lots only).....	2.4 acres
No. of D.U.'s per Net Acre.....	9.6 U/ac.
Total No. of Parking Spaces..... (excluding garage parking)	61.0 spaces
No. of Parking Spaces per Unit..... (excluding garage parking)	2.7 spaces
Total Parking & Street Coverage.....	7 acres
Total Open Space.....	3.9 acres
Minimum DU sq. ft.....	1,500 sq. ft.

PATIO HOMES: LOTS 21-39, BLOCK E; LOTS 1-7, BLOCK F

Gross Area.....±7.6 acres
Total Number of Units.....26.0 units
No. of D.U.'s per Gross Acre.....3.4 U/ac.
Total Net Area (Lots only).....2.9 acres
No. of D.U.'s per Net Acre.....8.9 U/ac.
Total No. of Parking Spaces.....68.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.6 spaces
(excluding garage parking)
Total Parking & Street Coverage.....2.1 acres
Total Open Space.....2.6 acres

AREA REQUIREMENTS:

Minimum Lot Area.....4000 sq.ft.
Minimum Floor Area per D.U.....1500 sq.ft.
Minimum Lot Frontage.....40 ft.(at bldg.line)
Minimum Lot Depth.....100 ft.
Minimum Front Setback.....20 ft.
Minimum Rear Setback.....15 ft.
Minimum Side Yard.....0 ft. and 10 ft.
Minimum Bldg. Separation.....15 ft.
Maximum Bldg. Coverage.....60 %
Maximum Bldg. Height.....30 ft.
Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

CHANDLERS LANDING/PHASE 17

December 27, 1983

OVERALL DATA:

Total Gross Area.....±17.5 acres
Total Number of Units.....113.0 units
No. of D.U.'s per Gross Acre.....6.4 U/ac.
Total Net Area (Lots only).....11.5 acres
No. of D.U.'s per Net Acre.....9.8 U/ac.
Total No. of Parking Spaces.....271.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.4 spaces
(excluding garage parking)
Total Parking and Street Coverage.....2.7 acres
Total Open Space.....3.3 acres

TOWNHOMES: LOTS 1-10, BLOCK A; LOTS 1-50, BLOCK B

LOTS 1-13, BLOCK C; and LOTS 1-17, BLOCK D

Gross Area.....±11.8 acres
Total Number of Units.....90.0 units
No. of D.U.'s per Gross Acre.....7.6 U/ac.
Total Net Area (Lots only).....7.3 acres
No. of D.U.'s per Net Acre.....12.3 U/ac.
Total No. of Parking Spaces.....225.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.5 spaces
(excluding garage parking)
Total Street Coverage.....2.2 acres
Total Open Space.....2.3 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	3000 sq.ft.
Minimum Floor Area per D.U.....	1000 sq.ft.
Minimum Lot Frontage.....	26 ft.
Minimum Front Setback.....	20 ft. (15 ft. w/side entry garage)
Minimum Rear Setback.....	10 ft.
Minimum Side Yard (abutting structure)....	0 ft.
Minimum Side Yard (abutting street).....	10 ft.
Minimum Bldg. Separation.....	10 ft.(20'every 250')
Maximum Bldg. Coverage.....	60 %
Maximum No. of Attached Units.....	8 units
Maximum Bldg. Height.....	30 ft.

PATIO HOMES: LOTS 51-73, BLOCK B

Gross Area.....	±5.7 acres
Total Number of Units.....	23.0 units
No. of D.U.'s per Gross Acre.....	4.0 U/ac.
Total Net Area (Lots only).....	4.2 acres
No. of D.U.'s per Net Acre.....	5.5 U/ac.
Total No. of Parking Spaces..... (excluding garage parking)	46.0 spaces
No. of Parking Spaces per Unit..... (excluding garage parking)	2.0 spaces
Total Parking & Street Coverage.....	0.5 acres
Total Open Space.....	1.0 acres

AREA REQUIREMENTS:

Minimum Lot Area.....4000 sq.ft.
Minimum Floor Area per D.U.....1500 sq.ft.
Minimum Lot Frontage.....40 ft.(at bldg.line)
Minimum Lot Depth.....100 ft.
Minimum Front Setback.....20 ft.
Minimum Rear Setback.....15 ft.
Minimum Side Yard.....0 ft. and 10 ft.
Minimum Bldg. Separation.....10 ft.
Maximum Bldg. Coverage.....60` %
Maximum Bldg. Height.....30 ft.
Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

CHANDLERS LANDING/PHASE 19

January 20, 1984

OVERALL DATA:

Total Gross Area.....±13.4 acres
Total Number of Units.....56.0 units
No. of D.U.'s per Gross Acre.....4.2 U/ac.
Total Net Area (Lots only).....7.2 acres
No. of D.U.'s per Net Acre.....7.8 U/ac.
Total No. of Parking Spaces.....126.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.3 spaces
(excluding garage parking)
Total Parking and Street Coverage.....1.0 acres
Total Open Space.....5.6 acres

TOWNHOMES: LOTS 1-24, BLOCK B

Gross Area.....±4.1 acres
Total Number of Units.....24.0 units
No. of D.U.'s per Gross Acre.....5.9 U/ac.
Total Net Area (Lots only).....2.1 acres
No. of D.U.'s per Net Acre.....11.4 U/ac.
Total No. of Parking Spaces.....62.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.5 spaces
(excluding garage parking)
Total Street Coverage.....0.4 acres
Total Open Space.....2.0 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	3000 sq.ft.
Minimum Floor Area per D.U.....	1000 sq.ft.
Minimum Lot Frontage.....	26 ft.
Minimum Front Setback.....	20 ft. (15 ft. w/side entry garage)
Minimum Rear Setback.....	10 ft.
Minimum Side Yard (abutting structure)....	0 ft.
Minimum Side Yard (abutting street).....	10 ft.
Minimum Bldg. Separation.....	10 ft.(20'every 250')
Maximum Bldg. Coverage.....	60 %
Maximum No. of Attached Units.....	8 units
Maximum Bldg. Height.....	30 ft.

PATIO HOMES: LOTS 1-16, BLOCK A

Gross Area.....	±3.2 acres
Total Number of Units.....	16.0 units
No. of D.U.'s per Gross Acre.....	5.0 U/ac.
Total Net Area (Lots only).....	2.4 acres
No. of D.U.'s per Net Acre.....	6.7 U/ac.
Total No. of Parking Spaces.....	32.0 spaces (excluding garage parking)
No. of Parking Spaces per Unit.....	2.0 spaces (excluding garage parking)
Total Parking & Street Coverage.....	0.3 acres
Total Open Space.....	0.5 acres

PATIO HOMES: LOTS 1-8, BLOCK C

Gross Area.....±2.9 acres
Total Number of Units.....8.0 units
No. of D.U.'s per Gross Acre.....2.8 U/ac.
Total Net Area (Lots only).....1.2 acres
No. of D.U.'s per Net Acre.....6.7 U/ac.
Total No. of Parking Spaces.....16.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.0 spaces
(excluding garage parking)
Total Parking & Street Coverage.....0.1 acres
Total Open Space.....1.6 acres

PATIO HOMES: LOTS 1-8, BLOCK D

Gross Area.....±3.2 acres
Total Number of Units.....8.0 units
No. of D.U.'s per Gross Acre.....2.5 U/ac.
Total Net Area (Lots only).....1.5 acres
No. of D.U.'s per Net Acre.....5.3 U/ac.
Total No. of Parking Spaces.....16.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.0 spaces
(excluding garage parking)
Total Parking & Street Coverage.....0.2 acres
Total Open Space.....1.5 acres

AREA REQUIREMENTS:

Minimum Lot Area.....4000 sq.ft.
Minimum Floor Area per D.U.....1500 sq.ft.
Minimum Lot Frontage.....40 ft.(at bldg.line)
Minimum Lot Depth.....100 ft.
Minimum Front Setback.....20 ft.
Minimum Rear Setback.....15 ft.
Minimum Side Yard.....0 ft. and 10 ft.
Minimum Bldg. Separation.....10 ft.
Maximum Bldg. Coverage.....60 %
Maximum Bldg. Height.....30 ft.
Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

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

FOR

REVISED MASTER PLAN OF
CHANDLERS LANDING

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

September 26, 1983

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. 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 smaller 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.

CHANDLERS LANDING
PROPERTY OWNERS' ASSOCIATION GUIDELINES

September 26, 1983

A Property Owners' Association will be established for all land uses to be developed under the improved Master Plan. This association will be in addition to the Master Property Owners' Association already in existence at Chandlers Landing. Every person or entity who is a record owner of a housing unit within the improved Master Plan 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 Master Plan area there will be three classes of membership. Owners of townhome detached lots will comprise one class, while the attached lots multi-family residents will constitute the remaining two classes. The primary difference between these three ownership classifications is that detached owners will be responsible for maintenance of the interior portion of their unit and the lot upon which that unit is sited, while the attached residents are responsible only for maintenance of the interior portion of their unit. All yards and open space within the multi-family area of this plan will be commonly maintained by the Property Owners' Association. The exteriors of the multi-family and single-family attached units will be commonly maintained through the Property Owners' Association.

Assessments through the Property Owners' 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 Owners' 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
PRODUCT TYPES AND REQUIREMENTS
September 26, 1983

MULTI-FAMILY (MF 20) 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. (Refer to Master Plan for MF 20 location).

Requirements:

- Minimum floor area for flats 1000 sq.ft.
- Minimum floor area for studios 1000 sq.ft.
- Maximum building height (restricted to 30' in most areas) 36 ft.
- Minimum percent of masonry on exterior 50%
- Minimum front setback 10 ft.
- Minimum distance between buildings 10 ft.
- Building setback from less dense use 35 ft.
- Building setback from less dense use (one story construction) 35 ft.
- Building setback from less dense use (two story construction) 50 ft.
- Minimum number of parking spaces per unit 1.5 spaces
- Maximum density per gross acre 16-18 u/ac.
- Minimum lot frontage on public street 0 (pri.st.)

MULTI-FAMILY (MF 15) would provide units that are similar to MF 20 but less MF 15 dense. These units will consist of flats and studios, or a combination thereof. Ownership will 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 1200 sq.ft.
- Minimum floor area for studios 1200 sq.ft.
- Maximum building height (restricted to 30' in most areas) 36 ft.
- Minimum percent of masonry on exterior 50%
- Minimum front yard 10 ft.
- Minimum rear yard (if applicable) 15 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 25 ft.
- Building setback from less dense use (one story construction) 25 ft.
- Building setback from less dense use (two story construction) 35 ft.
- Minimum number of parking spaces per unit 1.5 spaces
- Maximum density per gross acre 14 u/ac.
- Minimum lot frontage on public street 0 (pri.st.)

SINGLE-FAMILY ATTACHED 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 front and, in some cases, a rear yard. Greenspace would be commonly owned through the Property Owners' Association.

Requirements:

- Minimum floor area per unit:
 - Type A) See Master Plan 1750 sq.ft.
 - Type B) for 1200 sq.ft.
 - Type C) exact location 1000 sq.ft.
- Maximum building height 30 ft.
- Minimum lot width 26 ft.
- Minimum lot depth 80 ft.
- Minimum front yard 20 ft.
- Minimum rear yard 0 and 15 ft.
- Minimum lot area 2200 sq.ft.
- Maximum building coverage 60%
- Minimum distance between buildings 10 ft.
- Building setback from less dense use 25 ft.
- Building setback from less dense use (one story construction)
- Building setback from less dense use (two story construction) 35 ft.
- Minimum garage space:
 - Type A two car
 - Type B one car
 - Type C none
- Minimum number of parking spaces per unit 2 spaces

* maximum number of attached units 8 units up to 350
 * maximum density 8 units per acre

CLUSTER HOMES

SINGLE-FAMILY DETACHED 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 and/or the Property Owners' Association. 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 and one and a half story structures.

Requirements:

- Minimum floor area per unit 1200 sq.ft.
- Maximum building height 28 ft.
- Minimum lot width (at building line) 40 ft.
- Minimum lot depth 80 ft.
- Minimum front yard 15 ft.
- Minimum side yard 5 ft.
- Minimum rear yard 5 ft.
- Minimum lot area 3200 sq.ft.
- Maximum building coverage 60%

Single-Family Detached Requirements: (continued)

- 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)	35 ft.
- Minimum garage space	one car
- Minimum number of parking spaces per unit	2 spaces

SINGLE-FAMILY DETACHED (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. The zero line will be identified on the plat.

Requirements:

- Minimum floor area per unit:	
- Type A) See Master Plan for	1500 sq.ft.
- Type B) exact location	1200 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)	35 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 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	6 ft.
- Minimum rear yard	10 ft.
- Minimum lot area	6000 sq.ft.

Single-Family Requirements: (continued)

- | | |
|---|----------|
| - 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.
- All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.
- Requirements contained in this statement relate to Chandlers Landing Improved Master Site Plan dated September 26, 1983. Unless otherwise noted, area requirements, permitted uses, conditional uses, prohibited uses and required uses shall be as specified in the City of Rockwall Zoning Ordinance No. 83-23 adopted May 16, 1983 and effective May 20, 1983 as they may relate to Ordinance 73-48 passed November 12, 1973.



davidson real estate co.

September 12, 1983

City Council
City of Rockwall
102 E. Washington
Rockwall, Texas 75087

RE: Proposed zoning changes at Chandlers Landing

Ladies and Gentlemen:

I am one of the condominium owners in the Cutter Hill division of Chandlers Landing whose unit faces the sight of the proposed zoning changes and the proposed development near the marina. I have been out of town recently and unable to participate in your meetings; but would like to go on record that I am totally opposed to any development next to our condominiums and to any zoning changes on the hillside near our building.

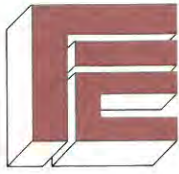
When I purchased my condominium, it was on the assurance that the property directly adjacent to my building would be a park, and that the hill nearby would be zoned for low-density single family. Would you please keep me informed as to the status of these proposed changes?

Sincerely,

David A. Davidson

DAD/vr

xc: Mayor Tuttle
Robert Feldman; Jackson, Walker
Law Firm



September 22, 1983

FRACORP

Dear Rockwall City Officials:

For the past two months, we have been working toward developing a revised Master Plan for Chandlers Landing which will positively reflect what our residents and the Rockwall community have evidenced is wanted in Chandlers Landing. We will submit our revised plan for review to the city staff of Rockwall on September 26th and make our presentation to the Planning and Zoning Commission on October 13th.

I would like to personally invite you to view our revised Master Plan which will be on display at our Chandlers Landing Information Center beginning September 27th. As a matter of policy all future site plans that we develop for Chandlers Landing will also be available for you to see at our Information Center. In addition to our Master Plan, you will be able to see Phase 14 plat which is also being submitted to the City on September 26th. Phase 14 is an area consisting of 57 lots located north of Columbia Drive starting at the intersection of Ranger Drive and Sovereign Court and connecting with Yacht Club Drive.

As a developer, we need to move forward, and we do have some limitation. But, as you will see, we have made every effort to minimize density and to honor your desire to increase single-family detached units. We have incorporated community suggestions as well as Planning and Zoning and City Council recommendations.

I sincerely feel that this Master Plan is a positive step, for the City of Rockwall, residents of Chandlers, and FRACORP, toward preserving the excellent quality of life now enjoyed and in continuing that lifestyle for all residents of Chandlers Landing both present and future.

Once the Master Plan is approved, our next step will be to present site plans for each successive development area. Working together, residents of Chandlers, City Officials, City Staff, and FRACORP, we will develop a community which will enhance the future of Chandlers Landing and the Rockwall community.

Sincerely,

Robert C. Poe
Chairman of the Board
FRACORP



davidson real estate co.

November 2, 1983

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

RE: Proposed zoning changes at Chandlers Landing

Dear Sirs:

Thank you for forwarding the letter from Fracorp Inc. dated September 22, 1983, regarding their development plans for Chandlers Landing. As you know, I own one of the condominiums that is directly adjacent to the new construction proposed by Fracorp. As I said in my letter to the City Council on September 12, 1983, I purchased my unit at 436 A Yacht Club Drive South only under the firm assurance from Chandlers Landing that the property adjacent to my building would be a park, and that the hill across from me would be zoned for low-density single family development. I would like to reiterate my opposition to any changes in zoning and/or development plans for heavier development in these two areas than was promised.

Please keep me informed.

Sincerely,

David A. Davidson

DAD/vr

xc: Robert Feldman; Jackson, Walker
Winstead, Cantwell & Miller
Mayor Tuttle



December 12, 1983

Mrs. Julie Couch
City of Rockwall
City Hall
205 West Rusk
Rockwall, Texas 75087

We have reviewed the Proposed Amendment to Ordinance No. 73-48 as it may apply to P.D.-8, and wish to have Item 5, Page 3 changed to read as follows:

- (5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 "may be developed in a manner that would not interfere with the contemplated realignment and improvement of F.M. 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area." That all development.

We feel that it is not to the best interest of the owner of this property for its use to be tied to a project that is indefinite to becoming a reality. Obviously, as you can see, we are stating that a development plan will not be submitted without consideration of the proposed road relocation.

Please let me know should there be a problem with our request.

Sincerely,

Van R. Hall
Director of Development

VRH/bjr

CHANDLERS LANDING

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

City Council

July 11, 1983

minutes

The Council then held a public hearing to consider approval of the development plan for Tract 1-B, Chandlers Landing, and the Amenity Package and Area Requirements. Bob Poe with Fracorp presented the request to the Council. Presentations were also made by Blain Pittman and Steve Boyce regarding the development of 1-B. The Council asked a number of questions. The Mayor then called for comments from the audience concerning this proposed development. A number of residents from Chandlers Landing spoke in opposition to the development plan, including Ross Ramsey, Ron Renniker, Peter Oetking, Linda Lynn, August Boto, Don Smith, Mark Davis, Mary Claire Stotler, Regina Ploch, Paul Evans, Betsy Himmel. Several residents spoke in favor of the project, including Lancing Thorne, Bob Hotner, Bob White, and John Robertson. The Mayor then closed the public hearing and called for a 10 minute recess. The Council reconvened and asked questions about the project. Councilman Phelps expressed concern about the size of the units and approval of the development plan for 1-B prior to approval of the master plan. Councilman Slaughter

indicated that he would like to see the master plan also. Councilman Slaughter indicated that in addition to the master plan, he felt that some unattached single family housing as a buffer should be considered and the size of the units should also be considered. Councilman Kuhlman also indicated that he had some concern about the size of the units, as well as the need for some free standing units in addition to wanting to see the overall master plan for the area. Councilman Dickson also indicated that he wanted to see the master plan, as well as a mix of land uses. Councilman Sparks made a motion that the consideration of development plan for Tract 1-B be tabled until the Council reviews the master plan. This motion died for the lack of a second. Councilman Dickson then made a motion that the development plan for 1-B be denied with instructions to the developer to review their development proposal, taking into consideration the responses from the homeowners in Chandlers Landing. Councilman Kuhlman seconded the motion, the same was voted on and carried unanimously. Councilman Dickson stated that he wished to clarify his motion that the denial was without prejudice. Councilman Kuhlman seconded this clarification of the motion. The same was voted on and carried unanimously.

The Council held a public hearing on a revised preliminary/master plan for PD-8, Chandlers Laning. Bob Poe reviewed Fracorp's previous submission to the Council. Sissy Day read Ordinance 73-48 which set the original zoning on PD-8 and reviewed the meetings the developer held with homeowners. The revised plan, she said, contains 607 single family and 366 multifamily units, a 10% reduction in total dwelling units and a 26% reduction in multifamily dwelling units from their June submission. Bland Pittman presented the plan with the changes recommended by the Planning and Zoning Commission.

Virginia Ringer presented a petition in opposition to the plan. Maude Oetking, Ross Ramsay, and Ron Reneker spoke in opposition to commercial development near the entrance, any additional condominiums and the omission of a plan for Tract IA. Judge Bill Roberts explained that the applicant does not have control over IA. Don Smith and Bill Fox spoke against the omission of IA. Paul Evans and John Bullock spoke against the commercial area. John Robertson reported a slow market in single family lots. Jack Horn spoke against condominiums and the omission of IA. Robert Hawk, Bill Cox, Henry Casper and Scott Self spoke in favor of the plan. Betsy Himmell, Mark Davis, William Kortemier, Mary Claire Stotler, and Gerald Price spoke against the project. Michael Kegler and Terry Stewart spoke in favor of the plan.

⁹ The Mayor expressed his belief that there is too much multifamily in the City. He also noted that the multifamily units ^{on the proposed plan} are denser than the Zoning Ordinance districts and the single family lots ^{multifamily} do not meet the lot area requirements.

^I Councilman Phelps made a motion to instruct the Planning and Zoning Commission to institute a study of the area commonly referred to as "IA". ^{in relation to the master plan and together to determine the area} The motion was voted on and carried unanimously.

^{II} Slaughter made a motion to make the area north of the entrance a permanent green belt and the area south a temporary greenbelt until the realignment of FM-740 is determined. Kuhlman seconded the motion. The motion was voted on and carried unanimously.

^{III} Slaughter made a motion that

all development meet the Comprehensive Zoning Ordinance area requirements with the exception of the higher minimum square footages listed on the plan and the zero lot line requirements as follows:

- | | |
|---|---------------------|
| - Minimum floor area per unit | 1200 - 1500 sq. ft. |
| See Master Plan for minimum floor areas for any given tract. | |
| - Minimum building height | 30 ft. |
| - Minimum lot width | 40 ft. |
| - Minimum lot depth | 100 ft. |
| - Minimum front yard | 20 ft. |
| - Minimum side yard | 0 ft. and 10 ft. |
| - Minimum rear yard | 15 ft. |
| - Minimum lot area | 3200 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) | 35 ft. |
| - Minimum garage space | one car |
| - Minimum number of parking spaces/unit | 2 spaces |

Kuhlman seconded the motion. Dickson questioned parking requirements.

The motion was voted on and carried unanimously. ~~V~~ Slaughter made a motion to limit the multifamily north of Yacht Club Drive to 13 units per acre.

Kuhlman seconded the motion. ~~V~~ The Mayor suggested that the single family attached units would satisfy the need for multifamily housing. Dickson cited the quality of the development. The motion was voted on and carried with Phelps, Sparks, Kuhlman and Slaughter voting for and Dickson voting against. ~~V~~ Slaughter made a motion to buffer the multifamily by Cutter

Hill. ~~V~~ Slaughter then made a motion that the area between IA and the multifamily by Cutter Hill be tennis Courts. Dickson seconded the motion. The motion was voted on and carried unanimously. ~~VI~~ Kuhlman made a motion that

the total unit limit of 2,020 be removed from the plan. Slaughter seconded the motion. ~~VII~~ ~~the motion was voted on and carried unanimously. Dickson made a motion~~ that the densities listed on the plan be exact, not approximate.

Kuhlman seconded the motion. The motion was voted on and carried, with Dickson, Kuhlman, Slaughter and Phelps voting for and Sparks voting against.

~~VIII~~ Phelps made a motion that the amenities listed be exact, not examples.

Slaughter seconded the motion. The motion was voted on and carried unanimously. ~~IX~~ Phelps made a motion that the multifamily north of Yacht Club

Drive have a minimum square footage of 1,300 square feet with no more than 15% of the units ^{size} ~~with~~ the minimum. Dickson seconded the motion. The motion was voted on and carried with Phelps, Dickson, and Slaughter voting for and Sparks and Kuhlman voting against. ~~X~~ Kuhlman made a motion to approve the preliminary/master plan for Chandlers Landing as presented with the changes made by earlier motions. ^{0.14} Dickson seconded the motion. The motion was voted on and carried unanimously.

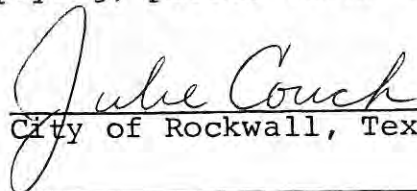
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock p.m., on the 13 day of October, 1983, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Texas-Frates Corporation
for a revised Preliminary Plan for PD-8 Chandlers Landing

on the following described property:

See attached Page.

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. 83-37-P



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. 83-37-P/SP

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 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 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 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 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 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 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 degrees 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 degrees 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 degrees 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 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for 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 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 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 degrees 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 degrees 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 degrees 36' 10", an arc distance of 144.17 feet to the point of tangency; Thence S 88 degrees 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 degrees 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 degrees 31' 20" W, 948.14 feet to a point for a corner; Thence S 40 degrees 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 distance along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14 degrees 46' 41" W, 442.02 feet; N 1 degree 33' 58" W, 69.07 feet; N 20 degrees 52' 35" W, 148.60 feet; N 31 degrees 30' 06" W, 107.01 feet; N 58 degrees 29' 49" E, 120.00 feet; N 38 degrees 21' 05" W, 481.00 feet; N 56 degrees 39' 37" W, 227.43 feet; N 86 degrees 45' 01" W, 101.52 feet; N 67 degrees 27' 32" W, 298.03 feet; N 3 degrees 55' 02" W, 50.12 feet; N 44 degrees 59' 06" W, 56.57 feet; S 86 degrees 04' 55" W, 47.54 feet; N 46 degrees 18' 55" W, 374.23 feet; N 7 degrees 58' 58" E, 19.06 feet; N 58 degrees 06' 47" W, 47.17 feet; N 81 degrees 08' 45" W, 192.35 feet; N 61 degrees 21' 03" W, 290.90 feet; N 51 degrees 20' 46" W, 32.99 feet; N 24 degrees 34' 31" W, 131.11 feet; N 76 degrees 04' 56" W, 82.46 feet; N 40 degrees 01' 45" W, 101.03 feet; S 44 degrees 58' 04" W, 22.73 feet; N 24 degrees 50' 43" W, 276.57 feet; to a point for a corner; Thence S 89 degrees 17' 49" E a distance of 4,268.99 feet to the Point of Beginning, and containing 122.7 acres of land.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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o'clock p.m., on the 13 day of October, 1983, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Texas-Frates Corporation
for a revised Preliminary Plan for PD-8 Chandlers Landing

on the following described property:

See attached Page.

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. 83-37-P

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. 83-37-P/SP

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 Developer is not presenting a plan consistent with the marketing of Chandlers Landing viz, single family
2. homes under which nearly all sales have been
3. merited to the existing owners.

Signature

William F. Kesteven

Address

401 Yacht Club Drive
Rockwall

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. 83-37-P/SP

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

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

- Improve the traffic flow on the interior of the plan. A street above
1. or below the Lakes running north & south. Cut down on some of the green
area would provide room for the streets
2. A new access to the Club area to relieve traffic on Yatch Club Drive
3. The multi-family areas will detract from the development both present
and future homes. It will create spot areas of heavy congestion.

Signature John Crow

Address 210 Rainbow Circ.

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

Thank you,

City of Rockwall

Karen

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. 83-37-P/SP

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

1. BETTER MASTER PLAN
2. MORE UPTODATE
3. ENHANCE VALUE OF PROPERTY

Signature *Michael Blum*

Address P.O. Box 2025 / T.O. LA 91360

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. 83-37-P/SP

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

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

1. I would be in favor of the Frates Revised Master Plan
2. providing that (1) the greenbelt in front of #16 Intrepid Place
3. (or Address #10 Intrepid Place remain at least 40' wide as
with the original subdivision plan, and (2) that the
greenbelt area in front of 436 Yacut Cwb Drive (Cutter Hill)
be maintained as designated
in the original subdivision

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

plan even though this tract (A-1)
is being exempted from the revised
masterplan with the explanation that the
site has been sold. The revised masterplan should
cover the entire pud project including the A-1
tract.

Thank you,
City of Rockwall

I am in favor of the Phase 14 Plat
independent of the approval of the
Masterplan.

Owner
436-D Yacut Cwb Drive (Condo)
#10 Intrepid Circle (Lot)
David Gardner
351 Harry Chandler Drive
Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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Judith Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

- ☒ In view of the mass of multi-family dwellings now available along I-30 to Dallas, many still vacant & many still being built, and those recently approved by you now building & still be be built, ^{in Rockwall Co.} we feel the supply will have far outstripped the demand, and we would personally prefer NO additional multiple-family dwellings be included in the Chandlers Landing Master Plan especially since we already have Spy Glass Hill.

(cont'd below)

Signature Mr. + Mrs. Garry L. Martin

Address 207 Rainbow Circle

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

Thank you,
City of Rockwall

HOWEVER, this revised preliminary plan for PD-8 is such a great improvement over the one previously submitted, and the efforts of FRACORP planners to buffer the existing custom & single family garden homes with additional SFD & SFA dwellings is very apparent and much appreciated. We, therefore, will not oppose the Master Plan if (1) the current 24-hour security is maintained, (2) if those M-F areas of the plan are submitted for approval of density & design at time of actual development to determine need in relation to the then current market demands, and (3) that the final phase be restricted to open spaces and single-family in order to preserve the beautiful entry to Chandlers Landing.

We would much prefer the FRACORP organization to develop the whole with quality control rather than see the property split into many parcels and developed without quality control.

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Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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's A good Development for Rockwall

2.

3.

Signature Al Buler

Address 458-C Yacht Club-

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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Judie 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. 83-37-P/SP

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

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

1. Seems a proper and acceptable complaint to existing development.
- 2.
- 3.

Signature W C Coonrod

Address 411 Yacht Club Dr

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

Thank you,
City of Rockwall

Marian T. Coonrod

W C Coonrod
Marian T. Coonrod

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. 83-37-P/SP

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 Texas-Frutes Company
Address Joe E. Robertson, V.P.

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

Thank you,
City of Rockwall

#1 Commodore Plaza
Rockwall, TX 75087

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. 83-37-P/SP

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. Chandler has been an economic failure to date for
the development of residents because of lack of planning

2.

Signature John P. Robertson
Address 201 Yacht Club Drive

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

Thank you,
City of Rockwall

2. After 1 1/2 years as president of the Home Owners
Assn, 2 1/2 years as member of the Community
Assn Board of Directors and almost 5 years as
a resident I am of the firm opinion
that Chandler Landing needs a strong mix
of dwellings with not more than 40% of
the land area devoted to single family/detached
dwellings - thus enhancing the common areas
(over)

& reducing the problems of the Community Association in enforcing the by laws & restrictions required in a closed/planned community - Condominium type ownership causes the fewest problems for the community because they "within their own organizations" do their own policing & enforcement & they take less land area & bring in more dollars ~~than~~ ^{than} favor people to the community.

The future of Chandler is bright if it can attract the people in Dallas to select a week-end/Summer second residence there - there are now existing in Rockwall beautiful neighbor hoods with large lots & large homes for those who desire this environment - Chandler was always meant to be relative high density with expensive amenities & a very active group of residents - young people - older people & those who mix well or those who just like a place that is different!

JM

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

Case No. 83-37-P/SP

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 overall density has not decreased.
2. There are still far too many units with only
3. 1000 or 1200 sq ft.

Signature _____

Address _____

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

Thank you,
City of Rockwall

The proposed plan would result in decreased values for all homes now built in Chandlers Landing.

I pray that our city planners will not allow what has happened between here and LBJ. to happen to Rockwall.

Diane Gulby _____

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

Case No. 83-37-P/SP

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

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

1. I AM OPPOSED TO ANY MORE APPROVALS OF
2. MULTI-FAMILY TRACTS IN THE CITY OF
3. ROCKWALL — REGARDLESS OF LOCATION.

Signature _____

Address _____

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

Thank you,
City of Rockwall

THANKS FOR THE NOTIFICATION —
Vern Wen Done !

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

Case No. 83-37-P/SP

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. TRACT ~~A~~^{I-A} IS NOT INCLUDED AS PART OF THE MASTER PLAN.
2. WE ARE OPPOSED TO ADDITIONAL CONDOMINIUMS IN CHANDLERS LANDING.
3. WE WANT THE LAND TO BE DEVELOPED AT CHANDLERS LANDING, ACCORDING TO THE PLAT WHEN WE PURCHASED OUR HOME IN DEC. 79

Signature _____

Address _____

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

Thank you,
City of Rockwall

Elizabeth E. Himmel
Edwin W. Himmel
440 A Yacht Club Dr. South
Rockwall, Texa 75087

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

Case No. 83-37-P/SP

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

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

1. Too many condos
2. Size of single family units are too small
3. There is basically no change from the last plan.

Signature Mary Clare Foster

Address 640 Upton Ave

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 the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-37-P/SP

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

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

1. I bought this property because I was told this would remain a green belt area forever behind
2. my house. The area is over populated now
3. with the building of so many condominiums which were not on the original plan site.

Signature Ann Graham

Address 322 Columbia Dr -

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

Case No. 83-37-P/SP

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

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

- 1.
- 2.
- 3.

Signature

Michael M. Seery

Address

209 Lakewood Club Drive

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 the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-37-P/SP

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 would be bad for Rockwall County*
2. *it would be bad for the City of Rockwall*
3. *it would be horrible for Chandlers Landing*

Signature Mandi Oetting

Address 333 Yacht Club Dr.

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 the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-37-P/SP

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

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

- 1.
- 2.
- 3.

Signature Don Stogson

Address 123 Main St.

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 the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-37-P/SP

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 master plan is NOT complete
2. there is enough land in Rockwall zoned for
3. condominiums, therefore no reason to change
- zoning for more

Signature Peter G. DeHing

Address 323 Yacht Club Dr.

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 the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-37-P/SP

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

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

1. This proposal as it is is not consistent with
2. the plan which attracted us to make our
3. investments (being lot #17 on Volunteer Pkce
- and house at 211 Yacht Club Dr.

Signature Prerre Mestronardi

Address 211 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

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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. 83-37-P/SP

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

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

1. 1200 sq. Ft. houses entirely too small.
2. Too many units attached in so-called clusters. They call these Candas in Tulsa where Frates is from.
3. Plan incomplete without 1-A, which Frates has presented repeatedly

Signature

Charles W. Frays

Address

5913 Scepter Drive

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

Thank you,
City of Rockwall

4. When we bought our lots and homes this was presented as a single family development. Since then you have approved several thousand Candas for Rockwall, and this request includes over 600 more. We do not want or need any more Candas in Chandlers Landing or Rockwall for many years to come.

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 13 day of October, 1983, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Texas-Frates Corporation
for a revised Preliminary Plan for PD-8 Chandlers Landing

on the following described property:

See attached Page.

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. 83-37-P

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. 83-37-P/SP

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

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

1. with the city of Rockwall have too much
2. land zoned Cando now
3. _____

Signature H. C. Northcutt

Address 505 Carriage Trail

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. 83-37-P/SP

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. Chandlers Landing was sold originally as a single family community with a minimum of multi-family dwellings;
2. The proposed Revised Master Plan with the over abundance of apartment/condominium/multi-family dwellings is not consistent with the plan
3. from which we made our decision to invest in this neighborhood.

Signature _____

Address William V. Hannigan
512 Columbia Drive

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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Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

1. LARGE INCREASE IN DENSITY OF PEOPLE & TRAFFIC
2. THE PEOPLE WHO HAVE PURCHASED RESIDENCES
3. IN CLYC BELIEVED FROM THE BEGINNING & WERE
TOLD BY FRACORP
THAT THE RESIDENCES
WOULD BE SINGLE

Signature RK Bevon

Address 6003 VOLUNTEER

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

FAMILY OR GARDEN HOMES,
WITH LOW DENSITY.

Thank you,
City of Rockwall

VERY FEW OF THE PRESENT OWNERS WOULD
HAVE PURCHASED HOMES IN CLYC IF WE HAD KNOWN
IT WAS GOING TO BE A CONDOMINIUM PROJECT.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Case No. 83-37-P/SP

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. Overload sewer system
2. Inadequate fire and police protection
3. This would substantially add to existing traffic problems
4. Imbalance of single family to multiple family housing
5. Overload school system

Signature

Address

Larry Kelly
Charlotte A. Kelly
6202 Volunteer Place
Rockwall, Tex 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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SO SORRY WE WILL BE OUT OF TOWN

Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

2. TOO MANY CONDOS & MULTI FAMILY UNITS IN ROCKWALL NOW
1. CHANDLERS WAS SOLD TO ME AS A ^{QUALITY} SINGLE FAMILY SUBDIVISION
3. CHANGES TONE OF ROCKWALL FROM A QUALITY SINGLE FAMILY CITY TO A TRANSIENT ASSORTED OWNERSHIP CITY
- INCREASING COSTS & CAUSING PROBLEMS TO PERMANENT RESIDENTS
- IN FIRE - POLICE - TRAFFIC - SCHOOLS ETC.
- Signature August & Dorothy Peto
Address 413 YACHT DRIVE

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

Thank you,
City of Rockwall

ROCKWALL IS THE SMALLEST CO IN TEXAS, CURRENTLY WITH A BRIGHT & BEAUTIFUL FUTURE. WE AS CITIZENS NEED TO DETERMINE OUR FUTURE. I AM NOT AGAINST GROWTH, & I'M SURE MOST ROCKWALLIANS ARE INTERESTED IN GROWTH, BUT THAT GROWTH MUST BE QUALITY GROWTH.

SINGLE FAMILY RESIDENTIAL HOUSING ENCOURAGES THAT QUALITY GROWTH BUT MULTI FAMILY CONSTRUCTION'S CONTRIBUTIONS TO STABLE QUALITY GROWTH AT BEST ARE MINIMAL.

CONDOS & APARTMENTS ARE USUALLY ATTRACTIVE TO ABSOLUTE INVESTORS WHO'S ONLY INTEREST IS DOLLARS RETURNED FOR DOLLARS INVESTED & REALLY HAVE NO PERSONAL INTEREST IN OUR CITY. WE NEED TO ATTRACT QUALITY COMMITMENT TO OUR CITY & THE BEST WAY TO DO THAT IS TO MAKE IT PRIMARY A SINGLE FAMILY COMMUNITY.

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Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

- 1.
- 2.
- 3.

Signature

Rob Gormley

Address

210 Sovereign Ct.

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

Thank you,
City of Rockwall

*If the lots were larger + the
minium building size were larger
I would vote yes. I do like
the proposed new lake.*

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Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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. The proposed PD-8 contains too much apartment-condo type designation for current market need.s
2. Proposal deviates from existing Chandlers development in that it calls for long rows of attached townhomes instead of 3 or 4 per row.
3. Proposal does not address the future of tract "1-A".

Signature Mark A. Davis
By: Mark A. Davis
Address Rt. 4, #1 Shadydale, Rockwall, Texas

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. 83-37-P/SP

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. Proposed lot sizes on Ranger will create 0 lot line houses on both sides - not consistent with current construction on Ranger.
2. Multi-family areas will create high density areas not consistent
3. with existing single family homes.

Signature John Armstrong

Address 225 Sovereign Court 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
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Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

1. Does not address the entire area (1A not excluded)
2. Multi-family units appear in all areas - #
3. Square footage not what promised 15000 sq -

Signature

Address

Mr & Mrs Harold A. Flock
222 Sovereign Ct

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

Thank you,

City of Rockwall

* They have placed multi-family units in the middle of areas to be single family. This leads us to believe, after multi-family units are built - no one will want a single family home around them - thus the developer will ask for rezoning for more multi-family units. We can not have this happen in Chandlers -

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Julie Couch
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

1. SPYGLASS HILL TO THE EAST - SIGNAL RIDGE TO THE
2. NORTH - CUTTER HILL SOUTH - FAULKNER'S FANTASY
3. WEST -

3. WE BELIEVE THAT ROCKWALL HAS ENOUGH CONDOS.

SCRATCH THOSE - AND WE Signature S. S. JORDAN

LIKE THE MASTER PLAN. Address 326 COLUMBIA DR.

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

Thank you,
City of Rockwall

Jack Horn

BEFORE THE PLANNING AND ZONING COMMISSION
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Jack Horn
City of Rockwall, Texas

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Case No. 83-37-P/SP

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

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

1. NO AMENITIES SHOWN
2. CHANGING GREEN BELT TO COMMERCIAL
3. LEAVES OUT A KEY AREA (1A)
4. OPTIONAL SECURITY

Signature _____

Address _____

201 YACHT CLUB DR.

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

Thank you,
City of Rockwall

114 signatures

WE THE UNDERSIGNED, BEING EITHER HOMEOWNERS AND/OR PROPERTY OWNERS OF CHANDLERS LANDING, HAVE VIEWED THE MOST RECENT REVISED MASTER PLAN PROPOSAL OF FRACORP FOR CHANDLERS LANDING AND ARE COLLECTIVELY AGAINST THIS PROPOSAL AS IT IS NOT CONSISTANT WITH THE PLAN WHICH ATTRACTED US TO MAKE OUR ORIGINAL INVESTMENTS.

-NAME ADDRESS DATE-

1. Dan & Judy Mund 207 Yacht Club Dr. 10-10-83
2. Mike Mulla 203 Yacht Club Dr 10/10/83
3. Tim Haggan 123 Yacht Club Dr 10/10/83
4. John Bullock 5912 YACHT CLUB DR 10/10/83
5. Carol D Bullock 5912 YACHT CLUB DR 10/10/83
6. Rex & Debbie Hubbard 5813 Yacht Club Dr. 10/10/83
7. Jim & Patty Williamson 5809 Yacht Club Dr. 10/10/83
8. David & Pat Linton 5806 Yacht Club Dr 10/10/83
9. Azores 5811 Yacht Club Dr. 10/10/83
10. Yvonne Mastroianni 211 Yacht Club Dr. 10/10/83
11. ~~Donald & Pat Linton~~ 6112 Volunteer 10/11/83
12. Carol Bailey 5618 Cambria 10/12/83
13. E. M. Bailey " " " "
14. David & Lisa Allgren 206 GRETAL 10/12/83
15. Sam & L. Lark 6102 Volunteer 10/12/83
16. Jeff S Garrett 6108 Volunteer 10/12/83

owner
of 7 lots

WE THE UNDERSIGNED, BEING EITHER HOMEOWNERS AND/OR PROPERTY OWNERS OF CHANDLERS LANDING, HAVE VIEWED THE MOST RECENT REVISED MASTER PLAN PROPOSAL OF FRACORP FOR CHANDLERS LANDING AND ARE COLLECTIVELY **AGAINST** THIS PROPOSAL AS IT IS NOT CONSISTANT WITH THE PLAN WHICH ATTRACTED US TO MAKE OUR ORIGINAL INVESTMENTS.

-NAME ADDRESS DATE-

1. Harold A Ploch 222 Sovereign 10-10-83
2. Regina A Ploch " " 10-10-83
3. ~~B. J. P.~~ 205 Sovereign 10-10-83
4. Chaya Staud 205 Sovereign 10-10-83
5. ~~J. H. P.~~ 205 Sovereign 10-10-83
6. ~~J. M. M.~~ 209 Sovereign Ct. 10-10-83
7. Mike J. Vell 209 " " "
8. R. J. Colson 228 " " 10/10/83
9. Barb Colson " " " "
10. Tom Bail 202 " " 10/10/83
11. Bob Bailey 202 Sovereign Ct 10/11/83
12. Sherry Woods 201 Sovereign Ct 10/11/83
13. G.D. Woods 201 Sovereign Ct 10/11/83
14. Mary E. Williams 212 Sovereign Ct 10/11/83
15. Carol Caver 6102 Volunteer 10/12/83
16. Vicki C. Danett 6108 Volunteer 10/12/83

WE THE UNDERSIGNED, BEING EITHER HOMEOWNERS AND/OR PROPERTY OWNERS OF CHANDLERS LANDING, HAVE VIEWED THE MOST RECENT REVISED MASTER PLAN PROPOSAL OF FRACORP FOR CHANDLERS LANDING AND ARE COLLECTIVELY **AGAINST** THIS PROPOSAL AS IT IS NOT CONSISTANT WITH THE PLAN WHICH ATTRACTED US TO MAKE OUR ORIGINAL INVESTMENTS.

-NAME ADDRESS DATE-

1. Clare Oetting 405 Yacht Club Dr. 10/9/83
2. Peter G. Oetting 333 Yacht Club Dr. 10/9/83
3. Peter G. Oetting 323 Yacht Club Dr. 10/9/83
4. Peter G. Oetting 321 Yacht Club Dr. 10/9/83
5. Maude Oetting 333 Yacht Club Dr. 10-9-83
6. Gene Alvers 329 Yacht Club Dr. 10-10-83
7. Linda B. Alvers 329 Yacht Club Dr. 10-10-83
8. Leigh Burgoy 319 Yacht Club 10-10-83
9. Ruth Stegeman 421 Columbia Dr. 10-11-83
10. Dixie Stegeman 421 Columbia 10-10-83
11. Kathryn A. Cant 440E Yacht Club Dr 10/11/83
12. Edwin W. Himmel 440A Yacht Club Dr. So 10/11/83
13. Elizabeth E. Himmel 440 A Yacht Club Dr So. 10/11/83
14. Phyllis Everett 440C " " " 10/12
15. Phyllis Everett St 19 Intrepid
16. Rosemary Mullane 6103 Valente Place

WE THE UNDERSIGNED, BEING EITHER HOMEOWNERS AND/OR PROPERTY OWNERS OF CHANDLERS LANDING, HAVE VIEWED THE MOST RECENT REVISED MASTER PLAN PROPOSAL OF FRACORP FOR CHANDLERS LANDING AND ARE COLLECTIVELY **AGAINST** THIS PROPOSAL AS IT IS NOT CONSISTANT WITH THE PLAN WHICH ATTRACTED US TO MAKE OUR ORIGINAL INVESTMENTS.

-NAME ADDRESS DATE-

1. Frank H. Newman 10/9/83 Cabana #7 Yacht Club Dr.
2. Frances B. Newman 10-9-83 " " " " "
3. ~~Josephine S. Page~~ 10/9/83 321 Columbia
4. Joe C. Page 321 Columbia 10/9/83
5. William F. Kortmeyer 401 Yacht Club Dr 10-9-83
6. Gaye E. Stein 401 Yacht Club Dr. 10-9-83
7. Robert L. Diett 321 YACHT CLUB, 10-9-83
8. Carolyn L. Scott 321 Yacht Club 10-9-83
9. Katherine J. Clements 214 Henry M. Chandler 10-9-83
(Contract of Sale)
10. Rick & Betsy 319 Yacht Club Dr. 10/9/83
11. Johnny Johnston 6 Intrepid Circle Drive 10/9/83
12. Augusto Bodo 413 Yacht Club 10/9/83
13. ~~Anthony M. Bodo~~ 413 Yacht Club Drive 10-9-83
14. Roy L. Creswell 407 Yacht Club Dr 10-9-83
15. Adele M. Creswell 407 Yacht Club Dr 10-9-83
16. Phil Oetking 405 Yacht Club Dr 10-9-83

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-NAME, ADDRESS, DATE-

1. Randy Stotler
2. Mary Claire Stotler
3. Heidi Sandknopf 6005 Volunteer Pl.
4. Les J. Sandknopf " "
5. Marilyn Bivan 6003 Volunteer Pl.
6. Robert K. Bivan 6003 Volunteer Pl.
7. Mark [Signature] 5927 Volunteer Pl.
8. Carolyn Davis 5927 Volunteer Pl.
9. R.C. Fanham 5919 VOLUNTEER PL
10. BARBARA FARVON 5919 VOLUNTEER PL
11. [Signature] 205 Yacht Club Dr.
12. Valerie B. Benya 209 Yacht Club Dr
13. Michael M. Benya 209 Yacht Club Dr
14. Don Mansell 556- Yacht Club Dr.
15. Don Mansell 428-C Yacht Club Dr.
16. [Signature] 5930 Volunteer Pl., 13 Oct 83

WE THE UNDERSIGNED, BEING EITHER HOMEOWNERS AND/OR PROPERTY OWNERS OF CHANDLERS LANDING, HAVE VIEWED THE MOST RECENT REVISED MASTER PLAN PROPOSAL OF FRACORP FOR CHANDLERS LANDING AND ARE COLLECTIVELY AGAINST THIS PROPOSAL AS IT IS NOT CONSISTANT WITH THE PLAN WHICH ATTRACTED US TO MAKE OUR ORIGINAL INVESTMENTS.

-NAME ADDRESS DATE-

1. Ross / Ramsay 402 Columbia 10 Oct 83
2. Donald J Hendrickson 406 Columbia 1983 @ 110
3. Percy F. Hendrickson 406 Columbia Oct. 10, 1983
4. Diane Bulby 413 Columbia 10-12-83
5. J. P. + Luby 413 Columbia 10-12-83
6. Mrs C W Brown 505 Columbia 10-12-83
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.

WE THE UNDERSIGNED, BEING EITHER HOMEOWNERS AND/OR PROPERTY OWNERS OF CHANDLERS LANDING, HAVE VIEWED THE MOST RECENT REVISED MASTER PLAN PROPOSAL OF FRACORP FOR CHANDLERS LANDING AND ARE COLLECTIVELY AGAINST THIS PROPOSAL AS IT IS NOT CONSISTANT WITH THE PLAN WHICH ATTRACTED US TO MAKE OUR ORIGINAL INVESTMENTS.

-NAME ADDRESS DATE-

1. *Donald J. Fox* 5913 Sceptre 10-11-83
2. *Paul Emery* 126 Sceptre 10-11-83
3. *Charles W. Fox* 5913 Sceptre 10-11-83
4. *Michael Brown* 210 Rainbow 10-12-83
5. *Jim Crow* 210 Rainbow 10-12-83
6. *Robert J. Fox* 5903 SCEPTRE 10/12/83
7. *Marty Hitchcock* 5903 Sceptre 10/12/83
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.

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-NAME ADDRESS DATE-

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

16.

John C. Webb 435 Columbia Dr. 10-9-83

Harry 512 Columbia 10/9/83

Carl Brown 505 Columbia 10/9/83

Rob Darnley 210 Leveigne St 10/8/83

D. Armstrong 225 Leveigne 10-8-83

Bue & Bludis 429 Columbia Dr 10-10-83

Carol Coleman 423 Columbia 10-11-83

Shirley Sloan 239 Henry Chandler 10-12-83

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-NAME ADDRESS DATE-

1. Cynthia Greenwald - 317 Columbia ^{Driv} - 10/12/83
2. Phyllis Morin 311 Columbia
3. Phyllis Morin 313 Columbia
4. Jim Fithumil 309 Columbia
5. Richard D. Morin 311 Columbia
6. Richard D. Morin 313 Columbia
7. Peter Bolin Paton 327 Columbia
8. Bruce R Paton 327 Columbia
9. Ray Lambert 325 Columbia 10/12 '83
10. Lynda Simpson
11. Peter Simpson 326 Columbia
12. Linda Sym 328 Columbia Dr -
13. David Sym
- 14.
- 15.
- 16.

VISITORS LIST

VIEWING OF CHANDLERS MASTER PLAN

ADAMSON, James & Katie

ARMSTRONG, Dee & Linda

BAILEY, Craig M.

BAILEY, Tom & Babs

BARTON, Lindy & Edie

BISHOP, Phil & Peggy

BLEDSON, Bill & Rosalie

BURGY, Rick & Leigh

Bishop, J. PHIL & Peggy

Burtch, C.A.

CAMPBELL, R.C. & Marilyn

COURSEY, Paul

COURTS, Kathy

CROW, John & Nora

DAVIS, Mark

ELLIS, RICHARD M.

ELDRIDGE, Ken

ELLSWORTH, Steve

EVANS, Bill

FOX, Bill & Wanda

GARDNER, David

GORMLEY, Robert

GREENWADE, Cynthia

HANNIGAN, Bill & Fran

HARRIS, James

HENDRICKSON, Don & Patsy

HITCHCOCK, Ron & Marty

HIMMEL, Ed

HUGHES, F.P.

HUNTER, TJP & Marilyn

IRWIN, David

IRWIN, KATHYN

JOHNSON, Jack

JOHNSON, Jane

JOHNSTON, Johnny

KELLY, Larry & Charlotte

KIRK, Richard & Mary

LEWIS, Oscar & Helen

LUBY, Pat & Diane

LUCIA, Daniel & Lodema

LYNN, David & Lisa

MARTIN, Grady & Maxie Grace

MASTRONARDI, Ron & Yvonne

MCCORMACK, Ron & Sara

MCDONALD, Pat & Bob

MOORE, Russ & Annie

MULLANE, Bill & Rose Mary

MURRAY, Kevin

NEIL, Mrs. H.C.

NELSON, Jerry & Maribeth

OETKING, Peter & Maude

PIERCE, Budd & Phyllis

PLOUCH, Hal & Regina

PURYEAR, B.S. & Patti

RAMSAY, Ross

RHOADES, Walter & Loreen

ROBERTSON, John & Harriet

ROFFINO, Anthony C.

RIGGLE, Bill & Vicki

SELF, Scott

SELZER, Dick & Deanna

SMITH, Don & Rose

STOTLER, Randy & Mary Clarie

THORNE, Lance

TIERNEY, Bob

WATEL, Buddy

WILSON, Fay

CHANDLERS LANDING
Supplemental Data
September 26, 1983

Total Gross Development Area	136.1 ac.
Total Number Dwelling Units	1087
Total Gross Density	7.98 DU/ac.
Total Net Private Open Space	32.4 ac. (24%)

Single-Family Attached

Total Units	231
Gross Area	40.3 ac.
Gross Density	5.7 DU/ac.
Net Area	29.2 ac.
Net Density	7.9 DU/ac.

Single-Family Detached

Total Units	250
Gross Area	54.2 ac.
Gross Density	4.6 DU/ac.
Net Area	36.6 ac.
Net Density	6.8 DU/ac.

Multi-Family

Total Units	606
Gross Area	41.6 ac.
Gross Density	14.5 DU/ac.
Net Area	36.1 ac.
Net Density	16.8 DU/ac.

Chandlers Landing Revised Master Plan and Phase 14 Plat are on display at Chandlers Landing Information Center. Phase 14 is an area consisting of 57 lots located North of Columbia Drive starting at the intersection of Ranger Drive and Sovereign Court and connecting with Yacht Club Drive.

Someone will be available at the Information Center to answer your questions on Monday - Friday 10:00am - 6:30pm and Saturday from 10:00am - 3:00pm. You are invited to please stop by and give your input and have your questions answered.