

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 86-62-DP Filing Fee _____ Date _____
Applicant CHANDLER'S LANDING (REALTY) Phone 918 587 2004
Mailing Address 1717 S. BOULDER TULSA

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

Amenity Area CHANDLER'S LANDING RECREATION PARK

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

PD-8 District Classification
to Adding Maintenance Facility District Classification
for the following reasons: (attach separate sheet if necessary)

NEED ONSITE CENTRAL LOCATION FOR COMMUNITY ASSOC. MAINTENANCE FACILITY.

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

Status of Applicant: Owner ☒ Tenant _____ Prospective Purchaser _____

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

Signed [Signature]

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

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

CERTIFICATE

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

Danny E. Oster
Surveyor ~~or Notary~~ for Applicant
(Mark out one)

SITE PLAN APPLICATION

Date: _____

NAME OF PROPOSED DEVELOPMENT CHANDLER LANDING

NAME OF PROPERTY OWNER/DEVELOPER REALVEST INC

ADDRESS 1717 S. Boulder Tulsa PHONE 918 587 2004

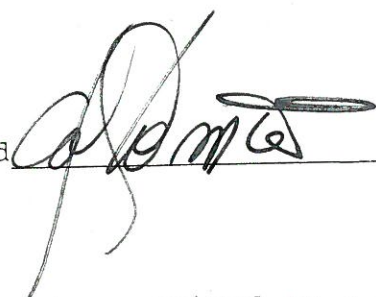
NAME OF LAND PLANNER/ENGINEER Cormier Assoc.

ADDRESS _____ PHONE _____

TOTAL ACREAGE _____

CURRENT ZONING PD-8

NUMBER OF LOTS/UNITS N/A

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.

Provided or Shown
on Site Plan

Not
Applicable

✓ _____

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

✓ _____

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

_____ ✓

3. Design and location of ingress and egress

✓ _____

4. Off-street parking and loading facilities

✓ _____

5. Height of all structures

✓ _____

6. Proposed Uses

_____ ✓

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

✓ _____

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: _____

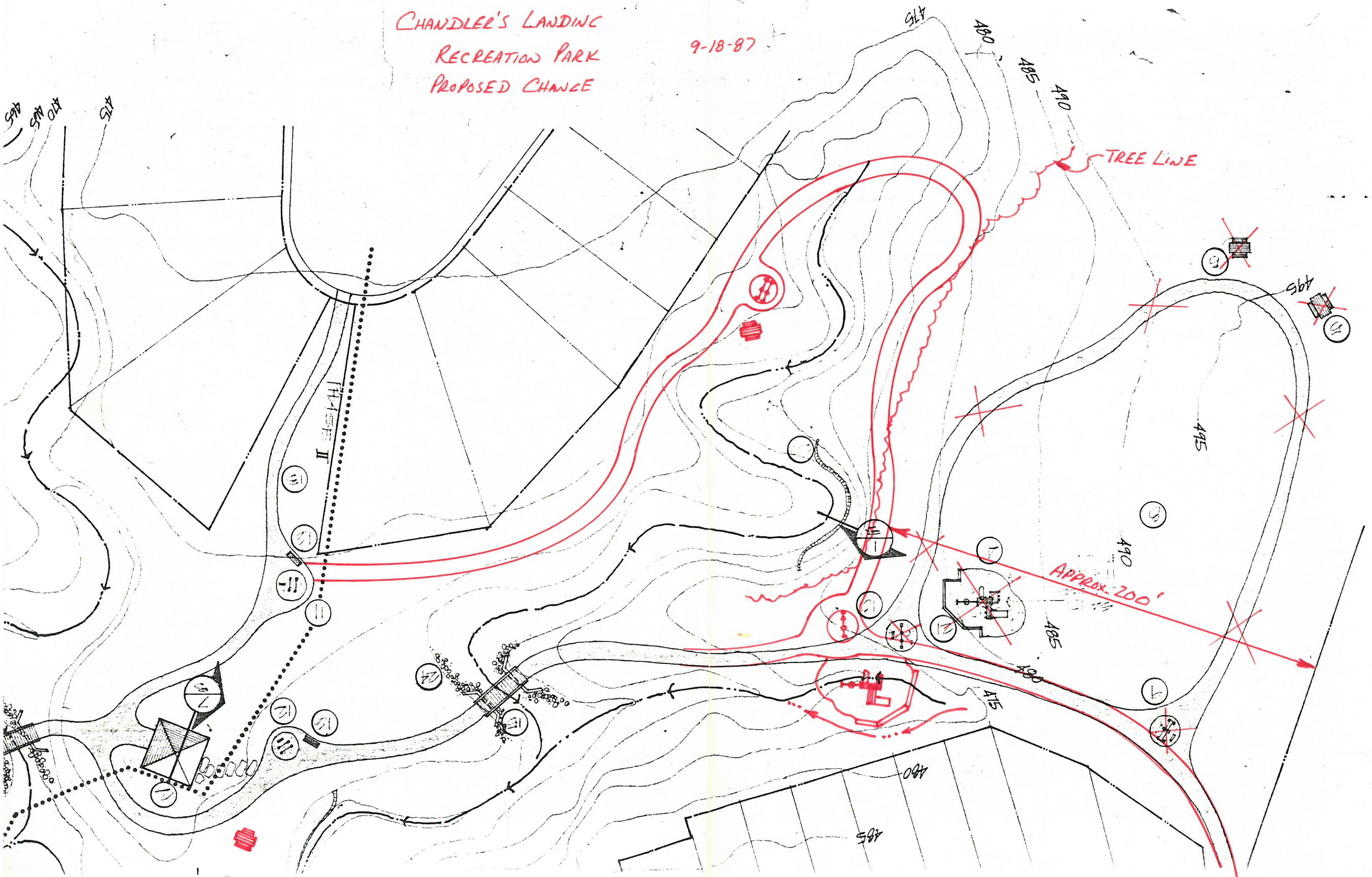
File No. _____

Date: _____

Fee: _____

CHANDLER'S LANDING
RECREATION PARK
PROPOSED CHANGE

9-18-87





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

No 4821

(214) 722-1111
Metro 226-7885

Cash Receipt

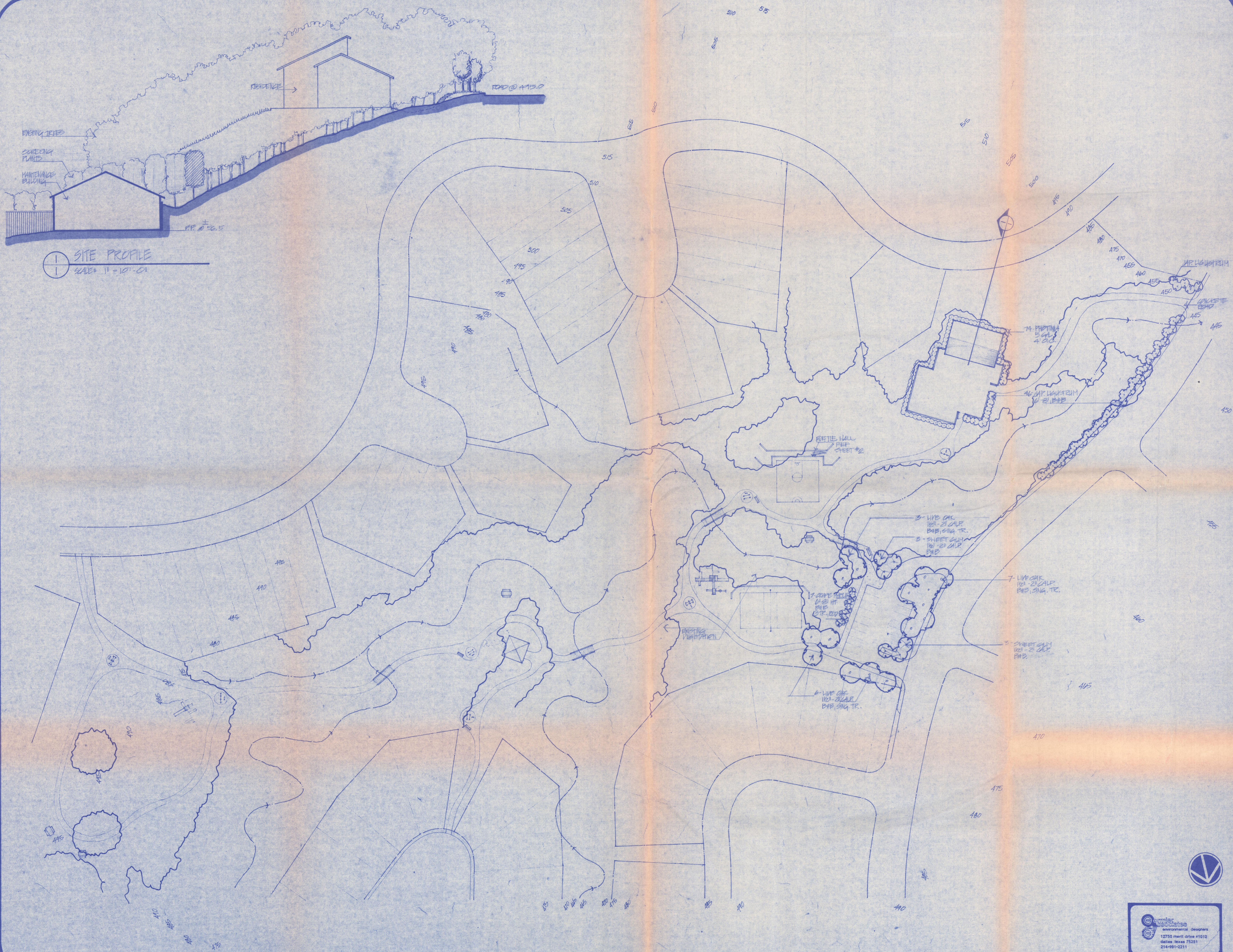
Name William E. Asa Clutes Date 8-25-86
Mailing Address 12750 Merit Suite 1012, LB53, Dallas
Job Address _____ Permit No. 75251

Check ☒ Cash ☐ Other ☐

General Fund Revenue 01				W & S Fund Revenue 02			
DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code	Amount	
General Sales Tax	00-00-3201			RCH	00-00-3211		
Beverage Tax	00-00-3204			Blackland	00-00-3214		
Building Permit	00-00-3601			Water Tap	00-00-3311		
Fence Permit	00-00-3602			10% Fee	00-00-3311		
Electrical Permit	00-00-3604			Sewer Tap	00-00-3314		
Plumbing Permit	00-00-3607			Reconnect Fees	00-00-3318		
Mechanical Permit	00-00-3610			Water Availability	33-00-3835		
Zoning, Planning, Board of Adj.	00-00-3616	11000		Sewer Availability	34-00-3836		
Subdivision Plats	00-00-3619			Meter Deposit	00-00-2201		
Sign Permits	00-00-3628			Portable Meter Deposit	00-00-2202		
Health Permits	00-00-3631			Misc. Income	00-00-3819		
Garage Sales	00-00-3625			Extra Trash	00-00-1129		
Misc. Permits	00-00-3625			Check Charge	00-00-3819		
Misc. License	00-00-3613			NSF Check	00-00-1128		
Misc. Income	00-00-3819						
Sale of Supplies	00-00-3807						
TOTAL GENERAL				TOTAL WATER			

TOTAL DUE

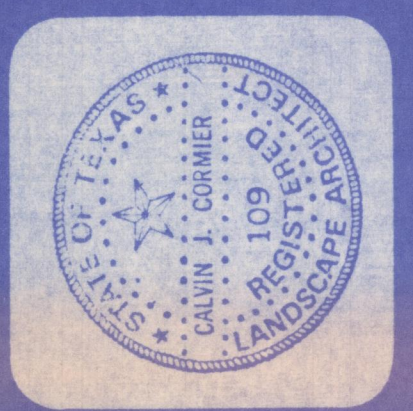
Received by



revisions
 SEP. 21/22

dwn _____
 chk _____
 app _____

ormier
 ssociates
 environmental designers



an environmental design project for
CHANDLERS LANDING PARK
 ROCKWALL
 TEXAS

project
8508

date
 AUG. 24, 2022

scale
 1" = 40' @

shown
 PLANTING
 PLAN

sheet
1 OF 4

ormier
 ssociates
 environmental designers
 12750 merit drive #1012
 Dallas Texas 75251
 214-991-2211

LEGEND:

- 1 PARKING (17 SPACES) BUILT IN CONC. AS PER CITY SPECIFICATIONS.
- 2 PARK SHELTER (14'X14') W/COVER SHEDS.
- 3 CHILDREN'S PLAY AREA "PR-27" BY "EASTONS" REF. SHEET #4 FOR DETAILS.
- 4 CHILDREN'S PLAY AREA "PR-24" BY "EASTONS" REF. SHEET #4 FOR DETAILS.
- 5 PLUMB TABLE (PAIR)
- 6 VOLLEY BALL COURT (72'X42')
- 7 HALF BASKET BALL COURT (50'X50')
- 8 OPEN LAND AREAS
- 9 EXERCISE STATION (SIT & REACH AND BODY TUCK)
- 10 EXERCISE STATION (PUSH UP LEG STRETCH)
- 11 EXERCISE STATION (OVER HEAD LADDER)
- 12 EXERCISE STATION (HAND WALK & BODY DIP)
- 13 PEDESTRIAN TRAIL MIN. 6" IN ASPHALT OR CONC. WITH HIRE MARK
- 14 CONC. WALK AS PER CITY SPECIFICATIONS.
- 15 BRIDGE (PAIR) W/ CONC. HEAD HALL WITH SPARE BIKING
- 16 HARD BENCH (PAIR)
- 17 MAINTENANCE SHED
- 18 MAINTENANCE YARD
- 19 CHIMNEY PIPE (6" HT)
- 20 DRY STONE WALL (200' LINEAR FT.)
- 21 R-TIE PERRING WALL (400' LINEAR FT.)
- 22 CREEK CENTER LINE
- 23 12" HIGH CONC. ROAD AS PER CITY SPECIFICATIONS.
- 24 BULDERS, VARIOUS SIZES: 2'X3' 2' HIGH
3'X3' 2' HIGH
3'X4' 2' HIGH



revisions
SEP. 08/20

dwn
chk
app

Cormier Associates
environmental designers



an environmental design project for
CHANCELLERS LANDING PARK
ROCKWALL, TEXAS

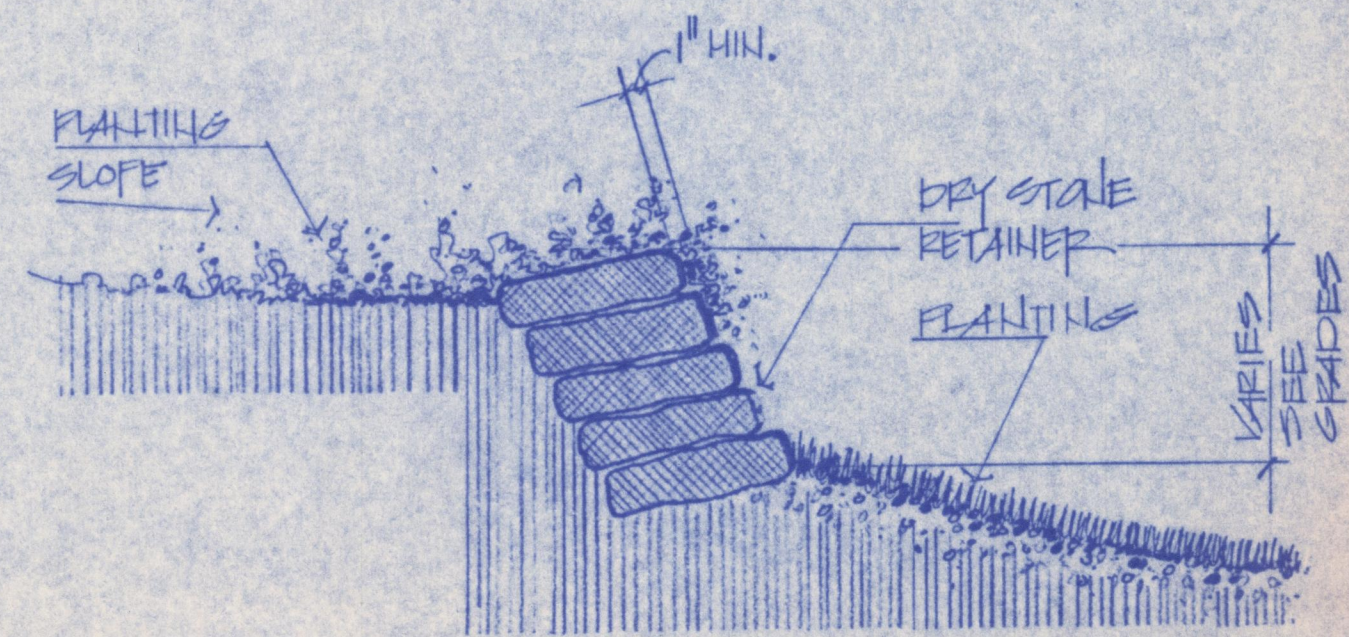
project
8508

date
AUG. 25, 2008

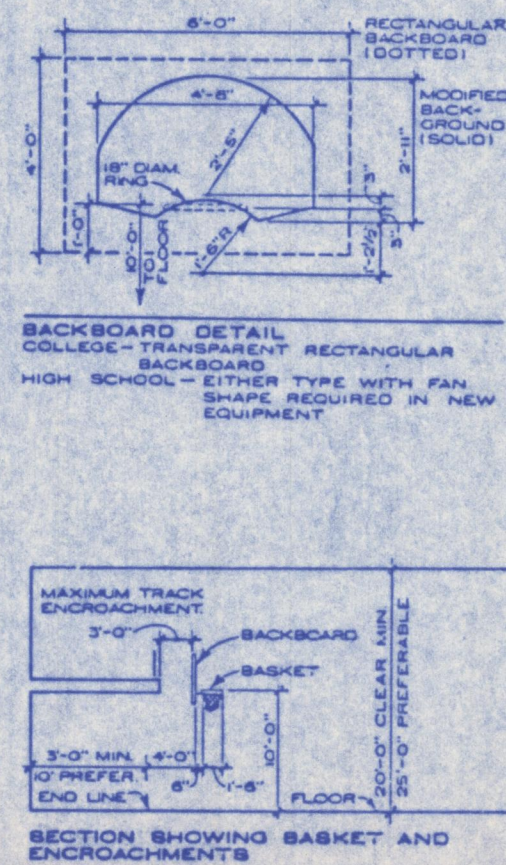
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LAYOUT PLAN

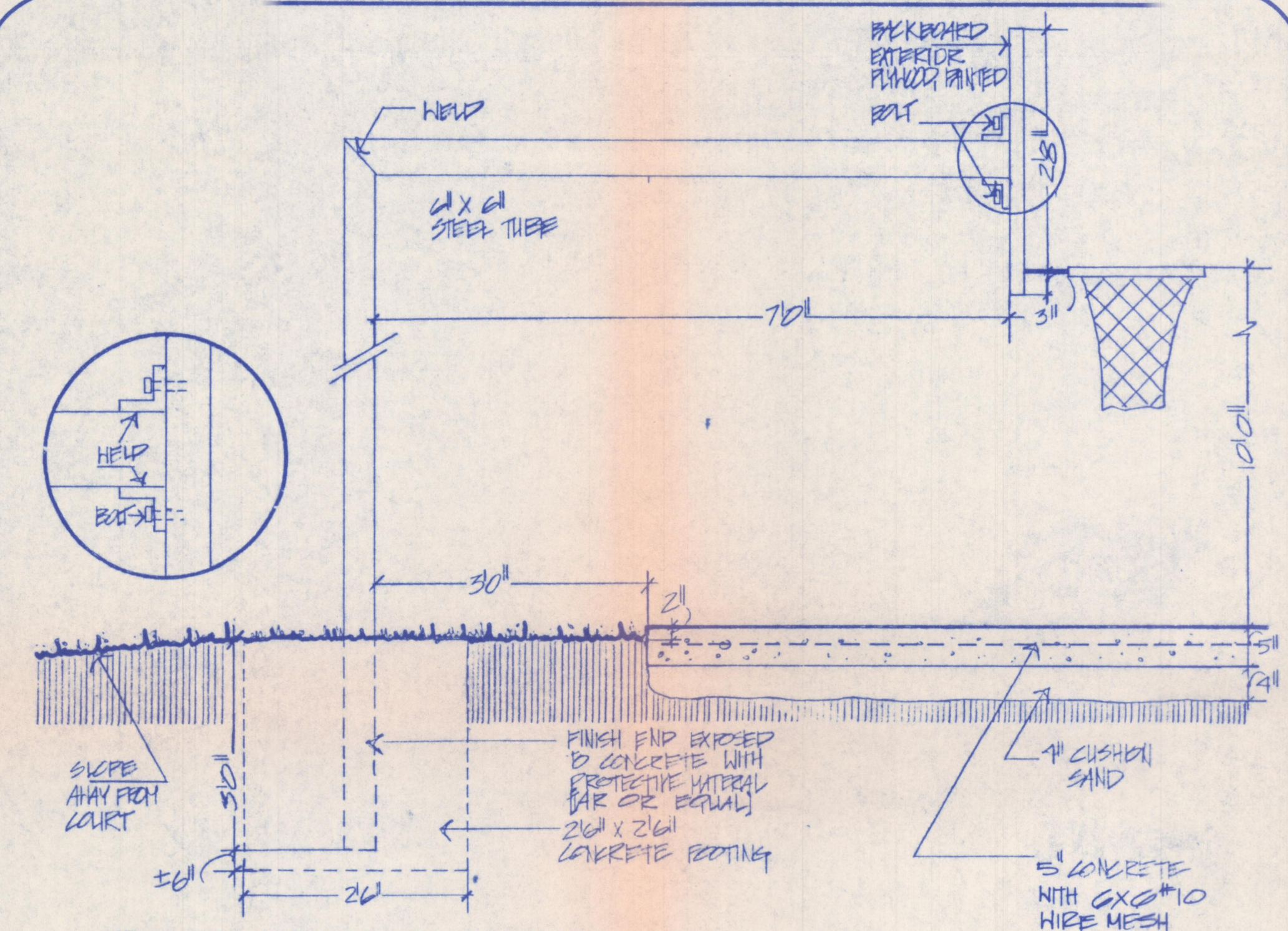
sheet
2 OF 4



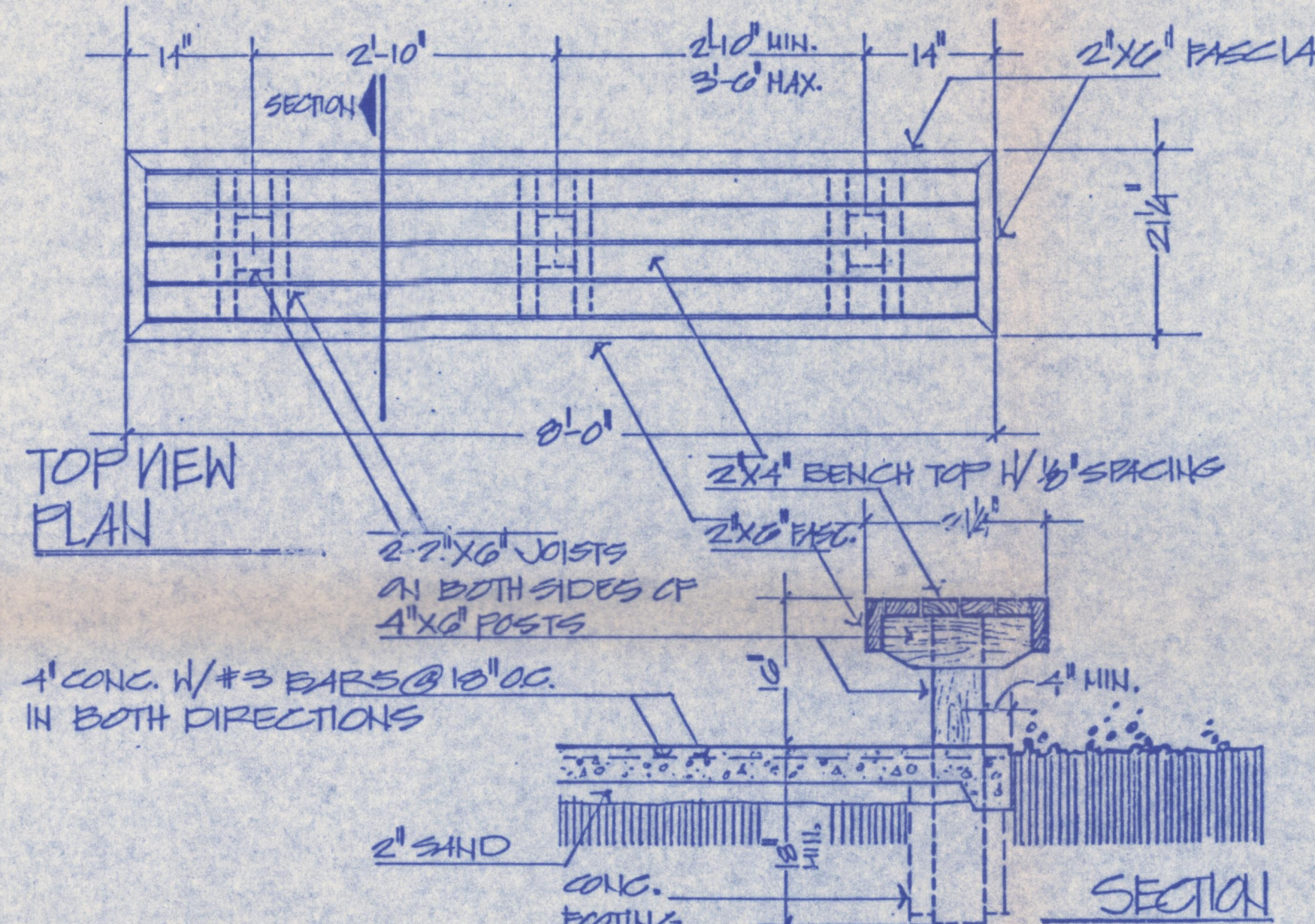
1
3 DRY STONE RET. WALL DET.
SCALE: 3/4" = 1'-0"



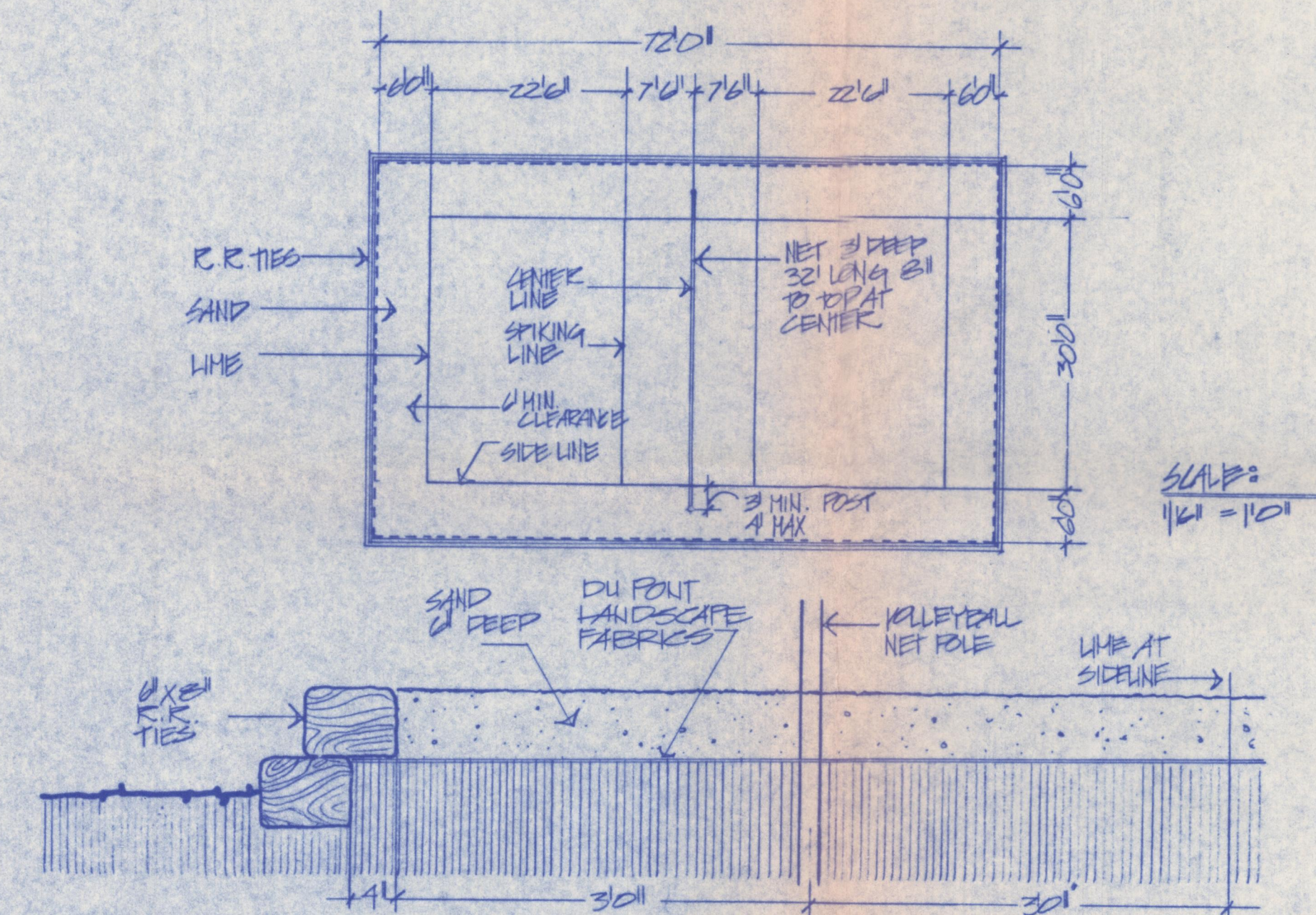
2
3 BASKETBALL COURT LAYOUT PLAN
SCALE: 1/16" = 1'-0"



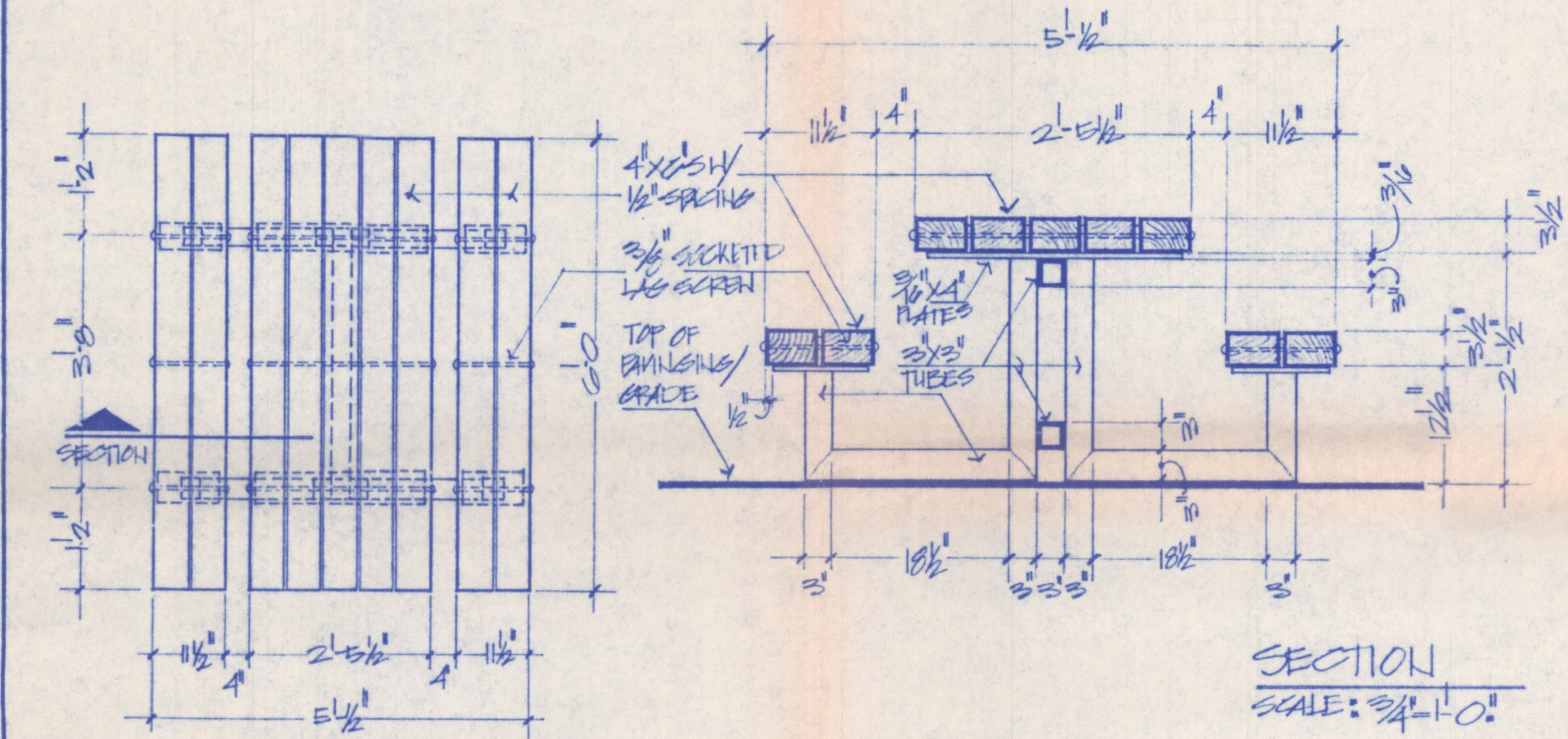
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3 BASKETBALL COURT DETAIL
SCALE: 3/4" = 1'-0"



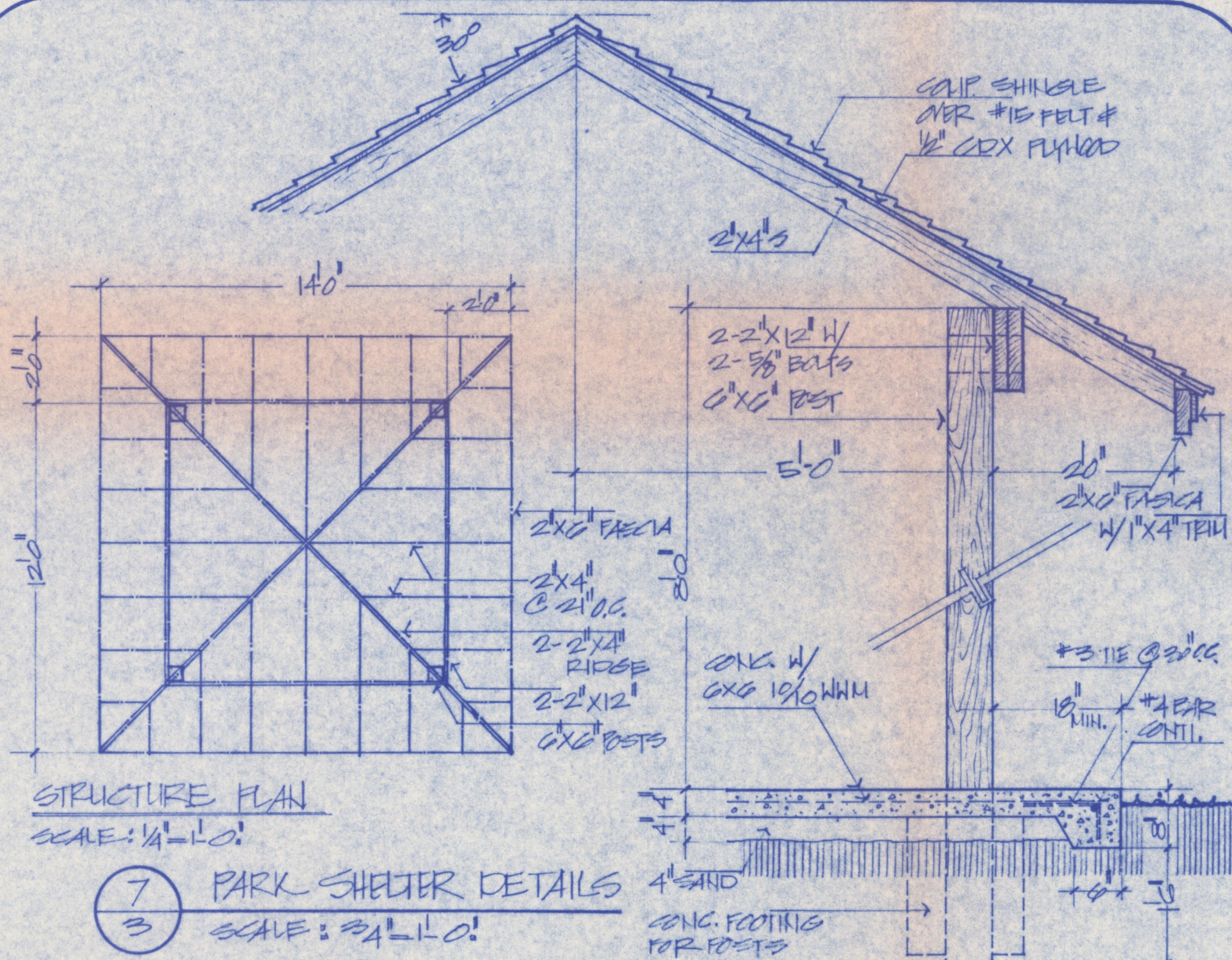
4
3 WOOD BENCH (8' LONG)
SCALE: 3/4" = 1'-0"



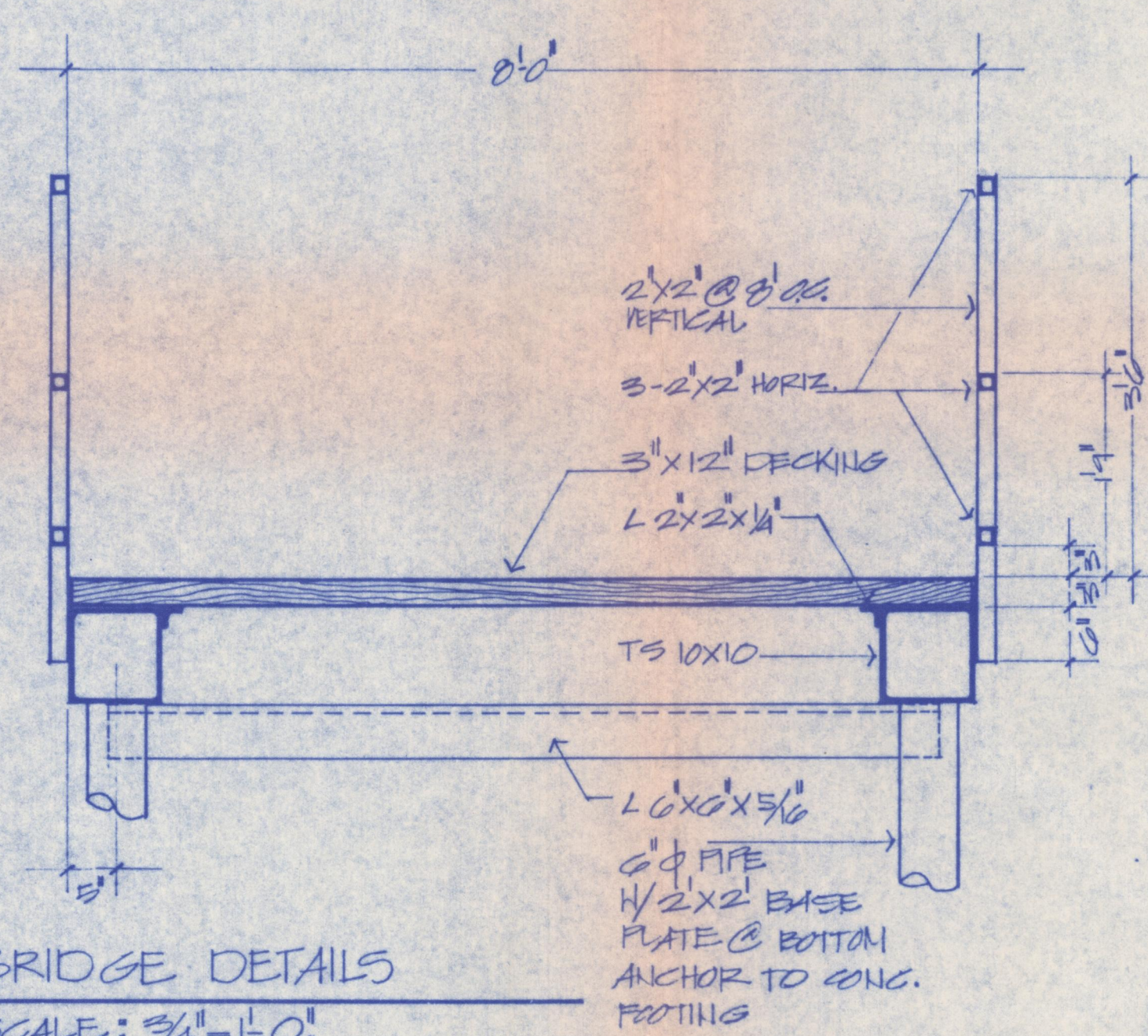
5
3 VOLLEYBALL COURT LAYOUT PLAN
SCALE: AS SHOWN



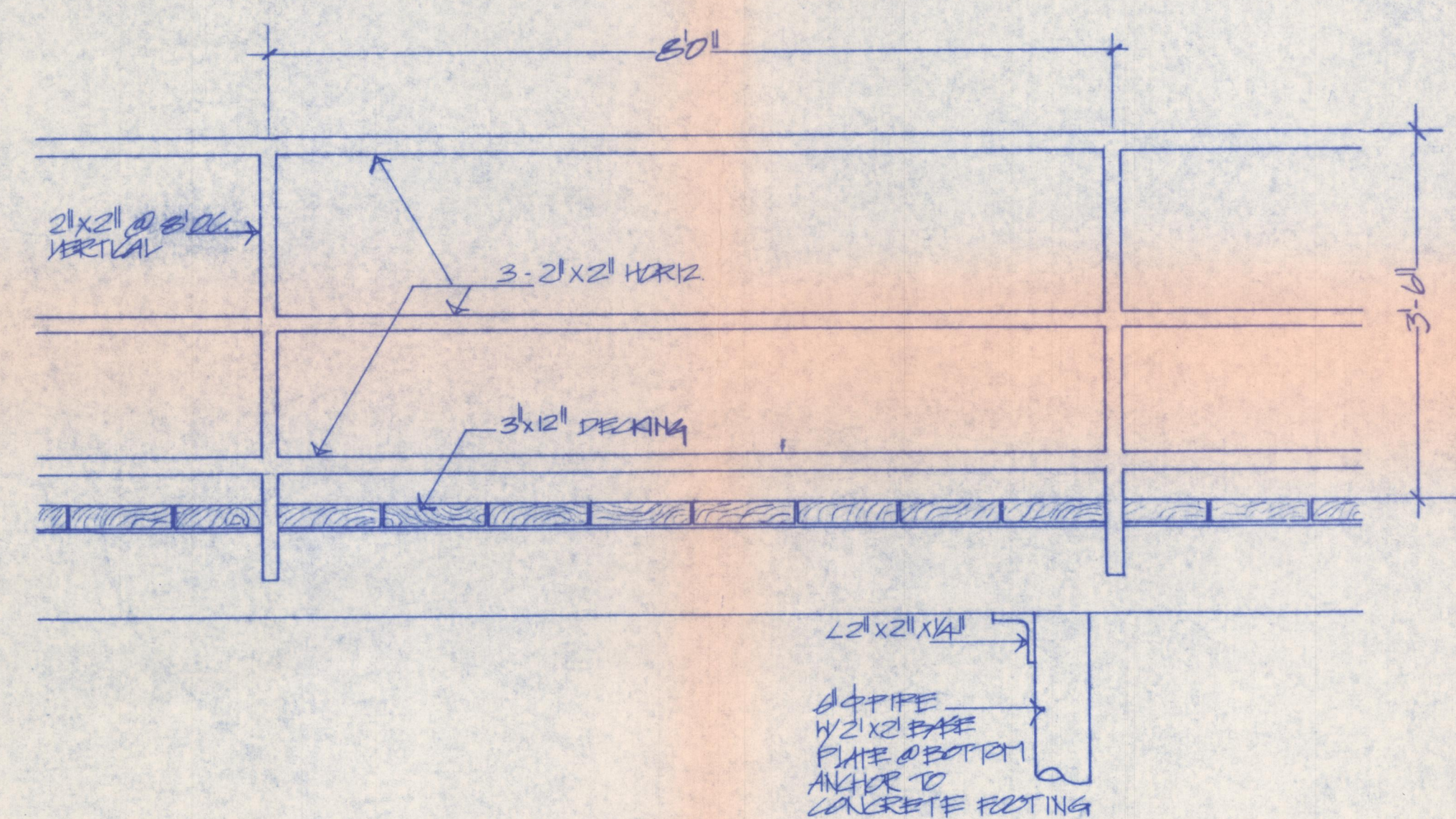
6
3 PICNIC TABLE WITH METAL FRAME
SCALE: AS SHOWN



7
3 PARK SHELTER DETAILS
SCALE: 3/4" = 1'-0"



8
3 BRIDGE DETAILS
SCALE: 3/4" = 1'-0"



9
3 BRIDGE ELEVATION
SCALE: 3/4" = 1'-0"

revisions

SEPT. 04/04

dwn

chk

app

ormier, associates
environmental designers



an environmental design project for
CHANDLERS LANDING PARK
ROCKWALL, TEXAS

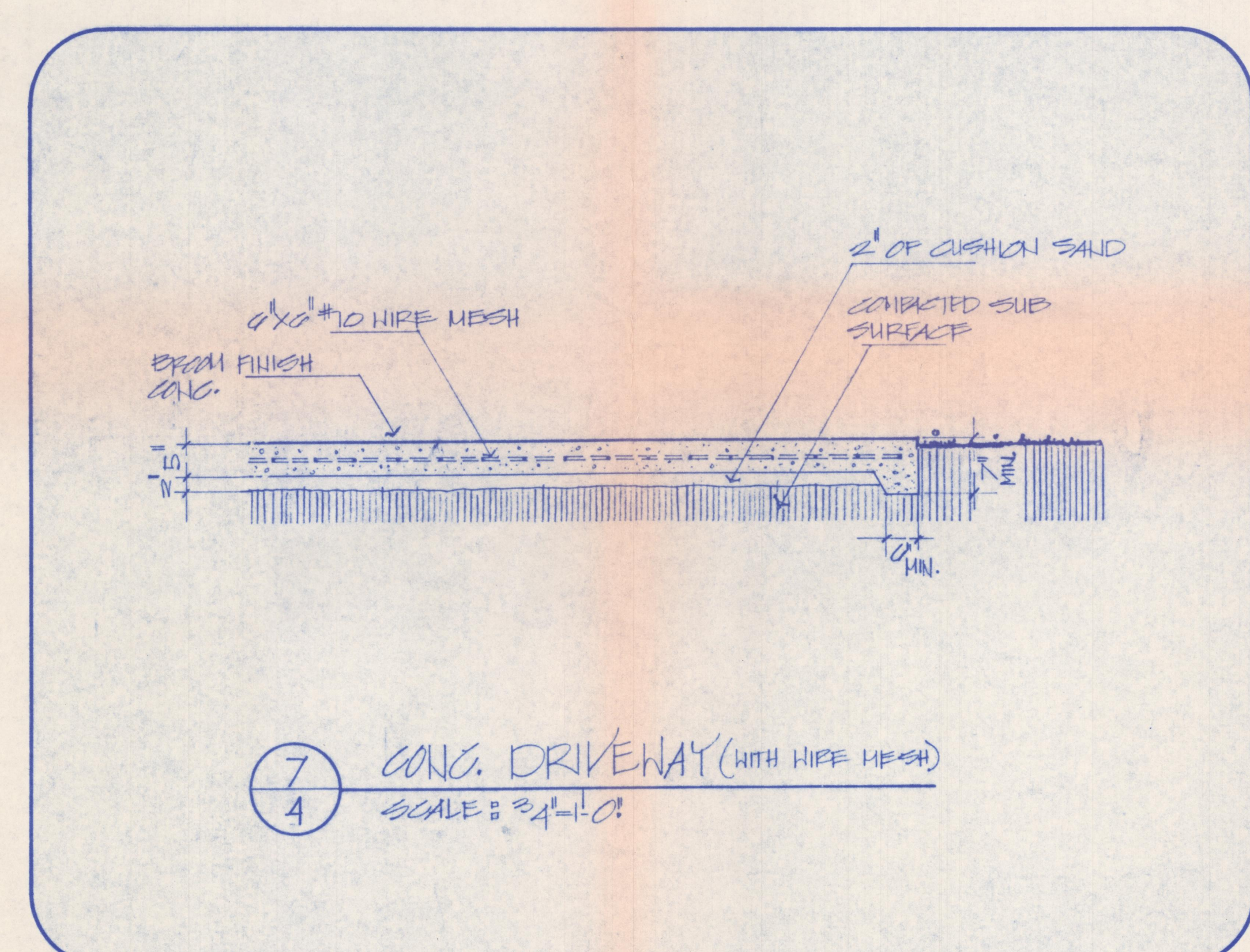
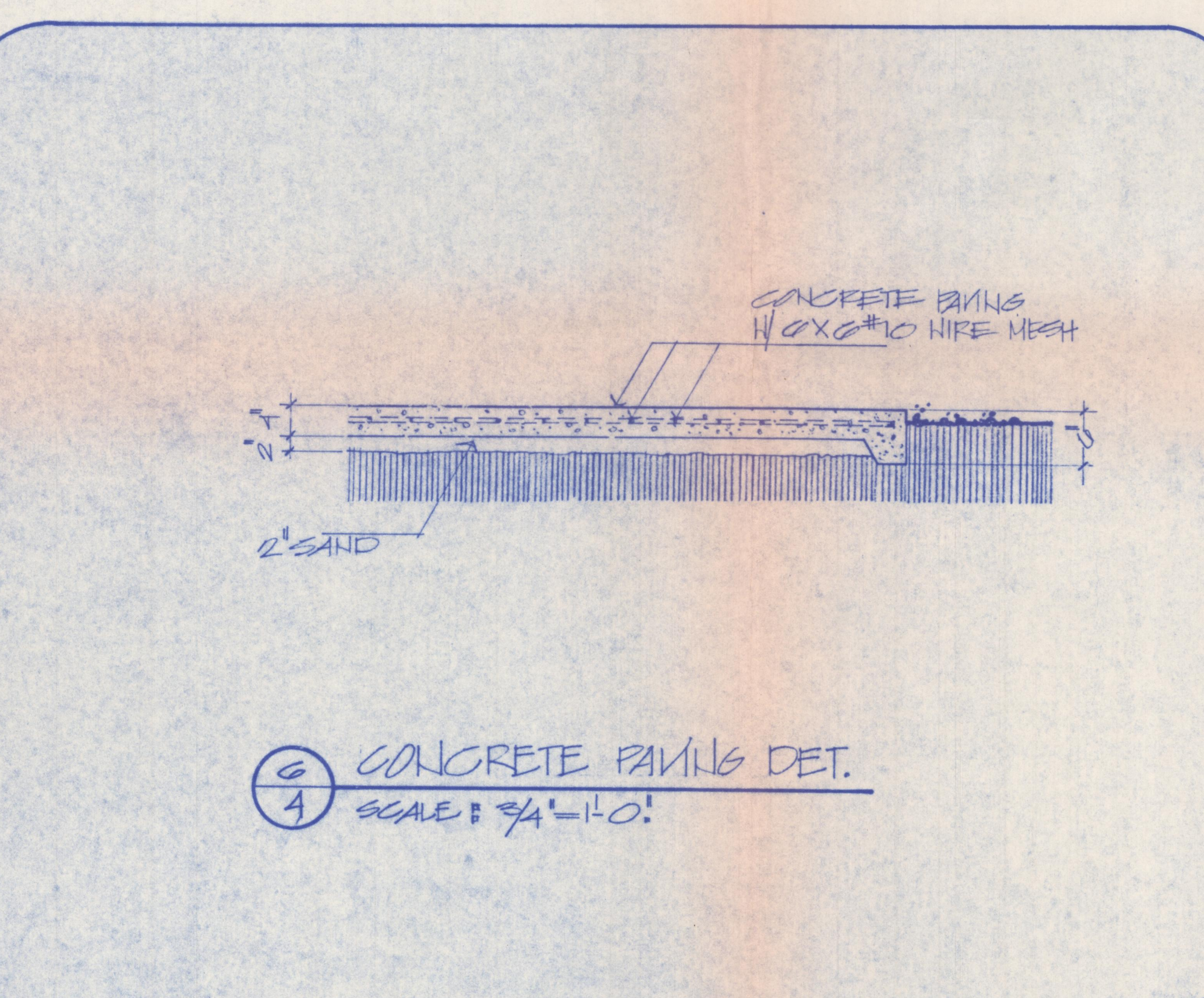
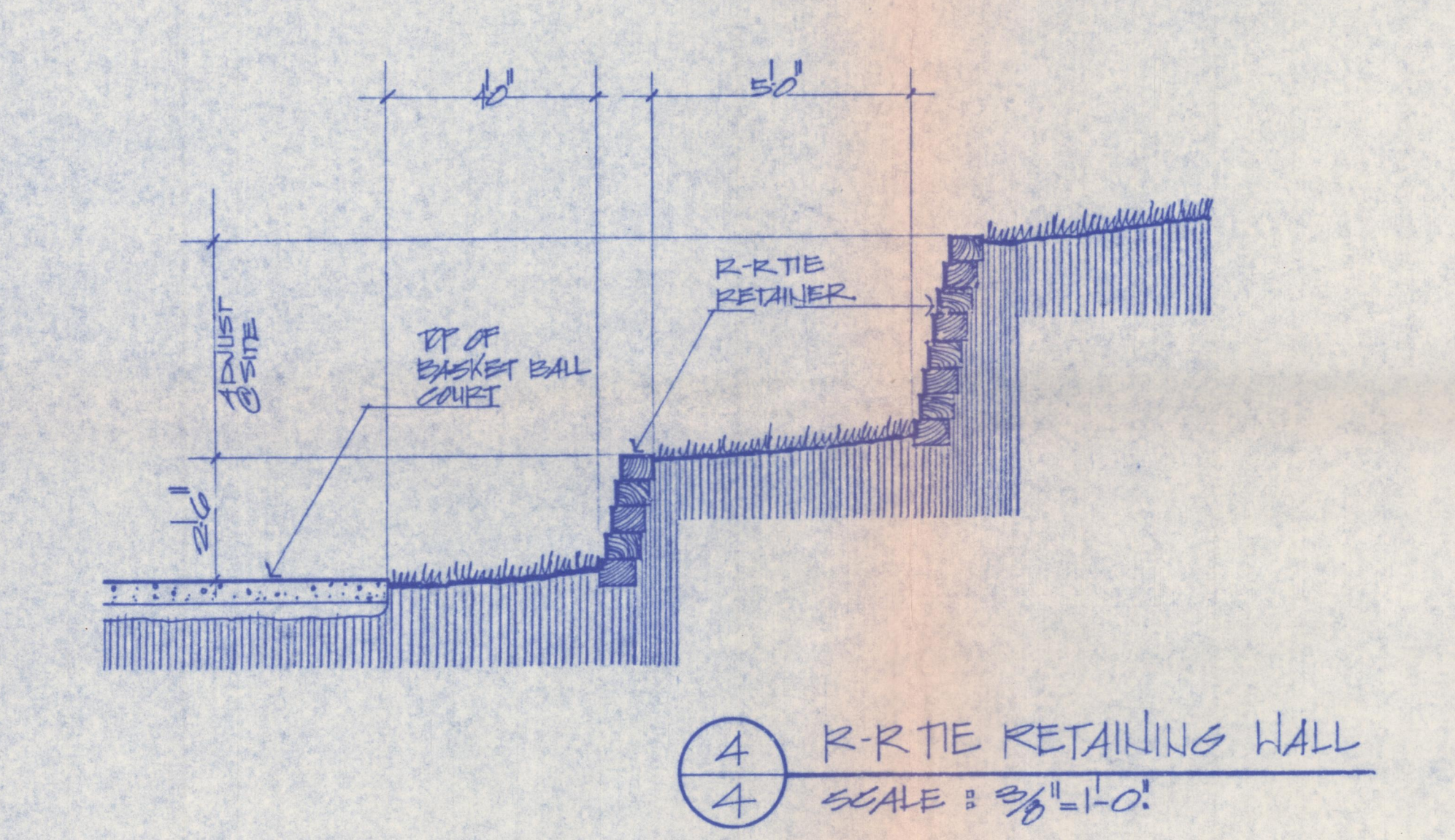
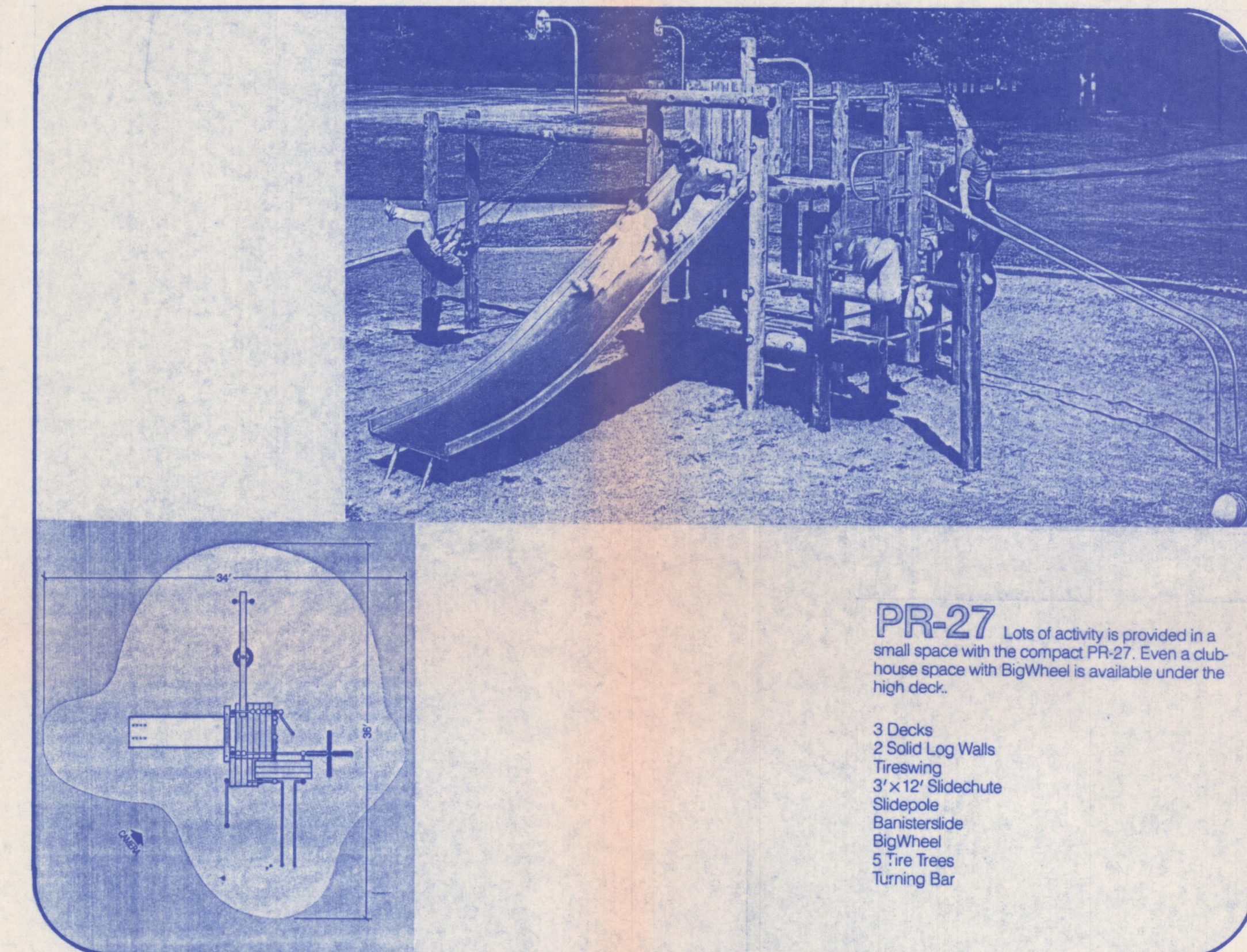
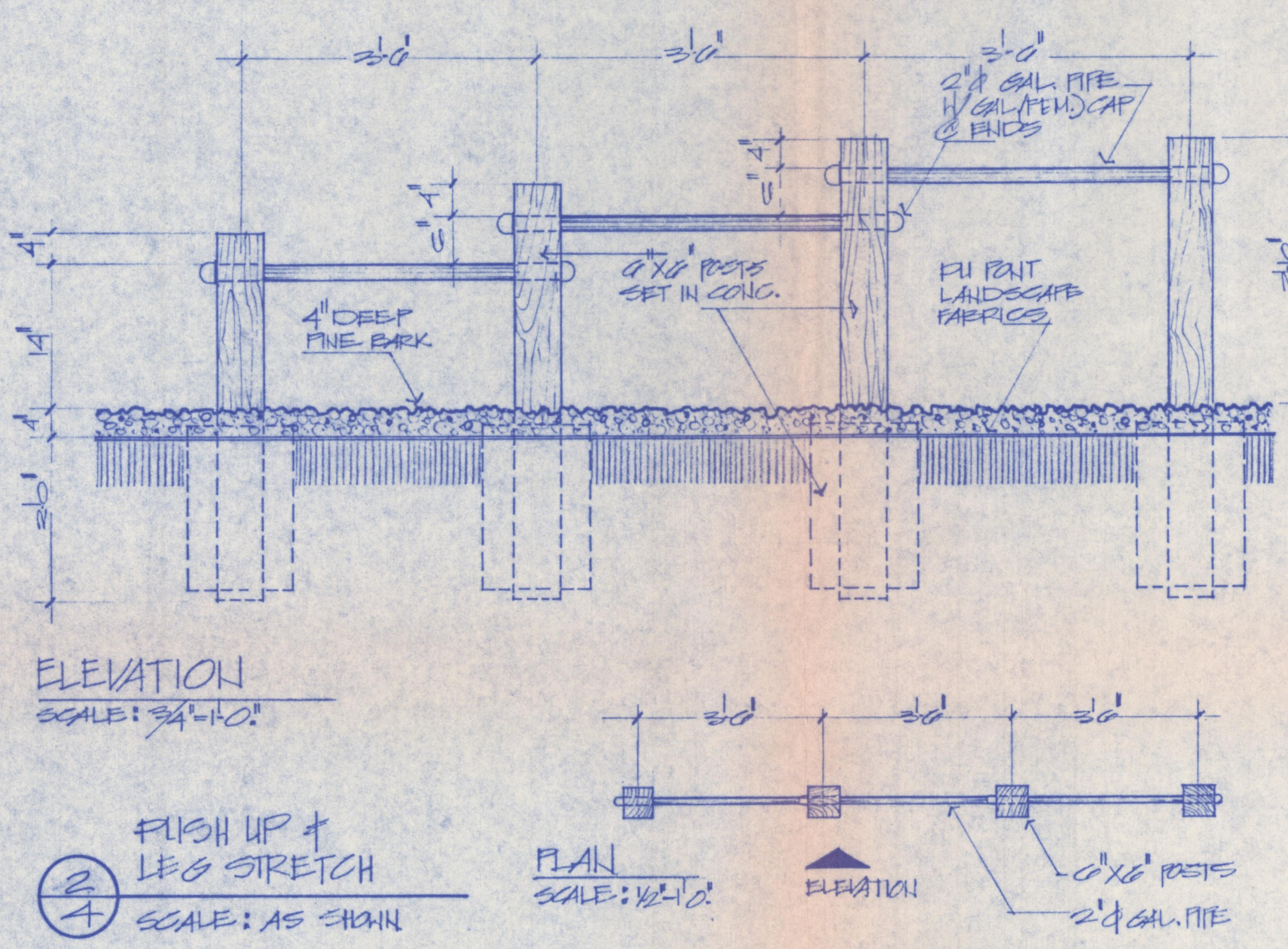
project
8508

date
AUG. 25/00

scale
AS SHOWN

shown
CONST. DETAILS

sheet
3 OF 4



RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEGINNING at a point in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.), at the Southeast corner of Chandlers Landing, Phase 18, Section 1, as recorded in Slide B, Page 163 of the Plat Records of Rockwall County, Texas;
THENCE: North $4^{\circ} 37' 31''$ East along the East line of said Chandlers Landing, Phase 18, Section 1, a distance of 80.40 feet to a point for a corner;
THENCE: North $23^{\circ} 37' 54''$ West, continuing along the East line of the said Chandlers Landing, Phase 18, Section 1, a distance of 71.44 feet to a point for a corner in the Southerly R.O.W. line of Yacht Club Drive (44 foot R.O.W.);
THENCE: Along the Southerly R.O.W. line of Yacht Club Drive the following: North $80^{\circ} 02' 38''$ East a distance of 120.06 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of $16^{\circ} 58' 21''$ and a radius of 278 feet;
THENCE: In an Easterly direction with said circular curve to the right, an arc distance of 82.35 feet to a point for a corner;
THENCE: South $82^{\circ} 59' 01''$ East a distance of 194.40 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of $17^{\circ} 03' 57''$ and a radius of 222 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 66.12 feet;
THENCE: North $79^{\circ} 57' 02''$ East a distance of 17.29 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of $9^{\circ} 55' 43''$ and a radius of 572.29 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 99.17 feet to a point for a corner;
THENCE: South $26^{\circ} 43' 04''$ East a distance of 116.95 feet to a point for a corner;
THENCE: South $35^{\circ} 04' 45''$ East a distance of 80.16 feet to a point for a corner;
THENCE: South $59^{\circ} 55'$ East a distance of 53.04 feet to a point for a corner;
THENCE: South $84^{\circ} 45' 09''$ East a distance of 117.86 feet to a point for a corner;
THENCE: North $70^{\circ} 17' 39''$ East a distance of 82.11 feet to a point for a corner;
THENCE: South $32^{\circ} 49' 50''$ East a distance of 74.69 feet to a point for a corner;
THENCE: South $08^{\circ} 36' 10''$ East a distance of 43.84 feet to a point for a corner;
THENCE: South $29^{\circ} 29' 24''$ West a distance of 102.97 feet to a point for a corner;
THENCE: South $67^{\circ} 28' 06''$ East a distance of 203.35 feet to a point for a corner;
THENCE: North $69^{\circ} 04' 05''$ East a distance of 58.29 feet to a point for a corner;
THENCE: South $75^{\circ} 02' 19''$ East a distance of 41.90 feet to a point for a corner;
THENCE: North $72^{\circ} 19' 24''$ East a distance of 42.00 feet to a point for a corner;
THENCE: North $88^{\circ} 36' 46''$ East a distance of 39.01 feet to a point for a corner;
THENCE: North $85^{\circ} 57' 21''$ East a distance of 48.20 feet to a point for a corner;
THENCE: South $80^{\circ} 36' 13''$ East a distance of 43.83 feet to a point for a corner;
THENCE: South $06^{\circ} 52' 12''$ East a distance of 257.27 feet to a point for a corner;
THENCE: South $69^{\circ} 40' 47''$ West a distance of 286.34 feet to a point for a corner;
THENCE: South $30^{\circ} 16' 31''$ West a distance of 55.36 feet to a point for a corner in the Northeast R.O.W. line of Ranger Drive (34 foot R.O.W.);
THENCE: North $40^{\circ} 09' 30''$ West along the Northeast R.O.W. line of Ranger Drive, a distance of 18.45 feet to a point for a corner;
THENCE: North $32^{\circ} 23' 32''$ East a distance of 69.22 feet to a point for a corner;
THENCE: North $06^{\circ} 16' 50''$ West a distance of 62.16 feet to a point for a corner;
THENCE: North $15^{\circ} 24' 34''$ West a distance of 50.66 feet to a point for a corner;
THENCE: North $57^{\circ} 29' 51''$ West a distance of 156.00 feet to a point for a corner;
THENCE: South $32^{\circ} 30' 09''$ West a distance of 10.00 feet to a point for a corner;
THENCE: North $57^{\circ} 29' 51''$ West a distance of 36.00 feet to a point for a corner;
THENCE: North $61^{\circ} 54' 20''$ West a distance of 99.30 feet to a point for a corner;
THENCE: South $89^{\circ} 16' 42''$ West a distance of 94.02 feet to a point for a corner;
THENCE: North $50^{\circ} 12' 48''$ West a distance of 14.21 feet to a point for a corner;
THENCE: North $25^{\circ} 08' 38''$ West a distance of 83.19 feet to a point for a corner;
THENCE: South $77^{\circ} 58' 06''$ West a distance of 64.54 feet to a point for a corner;
THENCE: North $85^{\circ} 30' 45''$ West a distance of 100.79 feet to a point for a corner;
THENCE: North $56^{\circ} 16' 16''$ West a distance of 124.00 feet to a point for a corner;
THENCE: South $83^{\circ} 34' 48''$ West a distance of 87.90 feet to a point for a corner;
THENCE: North $13^{\circ} 54' 57''$ West a distance of 120.45 feet to a point for a corner;

THENCE: North $73^{\circ} 51' 06''$ West a distance of 86.96 feet to a point for a corner;
THENCE: South $62^{\circ} 17' 57''$ West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North $53^{\circ} 25' 54''$ West, a chord of 137.18 feet, a central angle of $47^{\circ} 26' 29''$ and a radius of 170.50 feet;

THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;

THENCE: North $77^{\circ} 09' 08''$ West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.



CITY OF ROCKWALL
"THE NEW HORIZON"
ROCKWALL, TEXAS 75087



WILSON BERT
P O BOX 820132
DALLAS, TX 75382



WIL 32 0MU47011 09/04/86

RETURN TO SENDER
BOX CLOSED



CITY OF ROCKWALL
"THE NEW HORIZON"
ROCKWALL, TEXAS 75087



MOVED, LEFT NO ADDRESS

ARMSTRONG JOHN D ET UX
P O BOX 6347
ARLINGTON, TX 76011





205 WEST RUSH

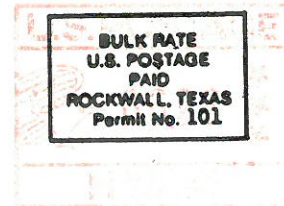
CITY OF ROCKWALL

"THE NEW HORIZON"

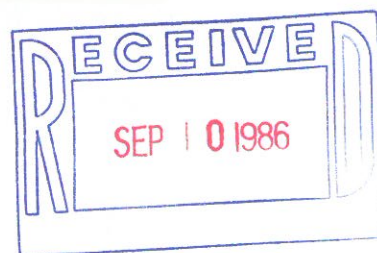
ROCKWALL, TEXAS 75087

[Handwritten signature]

RETURNED TO SENDER
Forwarding Order Expired
From



H & R JOINT VENTURE
4054 MCKINNEY AVE
SUITE 310
DALLAS, TX 75204



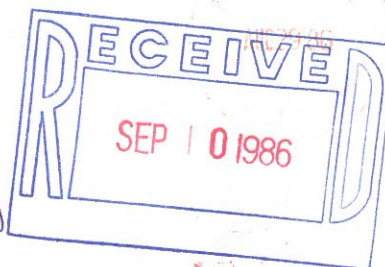
205 WEST RUSH

CITY OF ROCKWALL

"THE NEW HORIZON"

ROCKWALL, TEXAS 75087

[Handwritten signature]



RETURNED TO SENDER
UNDELIVERABLE AS ADDRESSED
FORWARDING ORDER EXPIRED



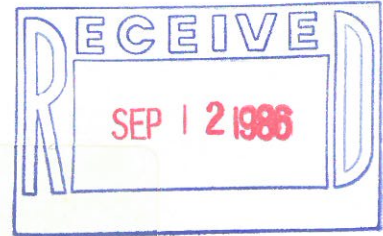
BUMBARGER JOHN A
J A BUMBARGER & ASSOC INC
199 E THOUSAND OAKS BLVD #200
THOUSAND OAKS, CA 91360



CITY OF ROCKWALL

"THE NEW HORIZON"

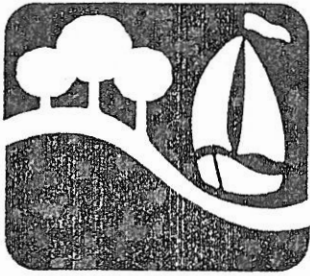
ROCKWALL, TEXAS 75087



THOMAS LEE & LINDA
P O BOX 475333
GARLAND, TX 75047

L THD 33 00101471 09/10/86

RETURN TO SENDER
BOX CLOSED



CITY OF ROCKWALL

"THE NEW HORIZON"

TO: Realvest, Inc./Cormier & Associates

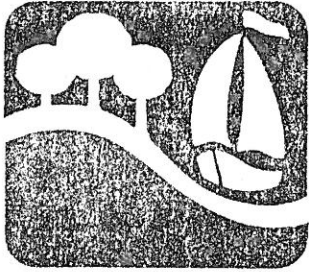
FROM: Mary Nichols, Administrative Aide

RE: P&Z Case No. 86-62-P

On September 11, 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for a revision in the Preliminary Plan for Chandler's Landing "PD-8," to provide a Community Assoc. maintenance facility and approval of a development plan.

The Rockwall City Council will (hold a public hearing and consider approval) (consider approval) of your request on October 6, 1986 beginning at 7:30 P.M. at the City Hall, 205 West Rusk. If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Mary Nichols



CITY OF ROCKWALL

"THE NEW HORIZON"

October 9, 1986

TO: Realvest, Inc.

FROM: Mary Nichols, Administrative Aide

RE: Case No. P&Z 86-62-Z

On On October 6, 1986, the Rockwall City Council voted to
approve your request for a revision in the preliminary plan
for PD-8, Chandlers Landing

with the following conditions: to provide for an on-site main-
tenance facility.

If you should have any questions regarding this matter, please do
not hesitate to call.

Mary Nichols

CC: Cormier & Assoc.

Agenda Notes

P&Z - 9/11/86

- III. E. P&Z 86-62-P - Hold Public Hearing and Consider Approval of a Request from Frates Corporation for a Revision in the Preliminary Plan for Chandlers Landing, "PD_8" to Provide a Community Association Maintenance Facility in the Northern Recreation Area, Approval of a Development Plan

Action Needed: Approval or denial of a change in preliminary plan for "PD-8" for a Community Association Maintenance Facility and Approval or denial of a development plan

Frates currently operates a community maintenance facility temporarily located in Heath on some undeveloped property. They wish to construct a new facility to be located within Chandlers for the maintenance of the common areas. They are proposing to locate the facility in a portion of an area designated as a park and recreation area. They are planning to construct the facility as a part of the first phase of the park construction. The facility will be built into the hillside to the rear of the building. It will be a brick veneer structure with a composition roof. The yard area will be screened with a wood fence and landscaping. Attached you will find a site plan, elevations, and a landscape plan. In addition, they have provided detail sheets of the recreation facilities. It is my understanding that they will have a more detailed time table for completion of each of the phases of the park. The entire work is slated for completion by Fall, 1987.

resolution of the drainage problem prior to construction and that the Commission could approve the request without any waiver to City requirements. Plagens made a motion to approve the request for the final plat with the stipulation that the drainage problem be resolved. Crumbly seconded the motion. The motion was voted on and passed unanimously.

Seligman then opened a public hearing on a request from Gary Williamson for a Conditional Use Permit for an existing structure with less than 90% exterior masonry materials at 302 North San Jacinto.

At this time, 8:25 P.M., Don Smith joined the meeting.

Couch briefly explained the applicant's request, including landscaping plans and proposed irrigation.

Gary Williamson addressed the Commission and stated that he would comply with all the City's parking and landscaping requirements.

As there was no one else wishing to speak, the public hearing was closed.

Plagens asked the number of notices sent out. Couch replied that forty were mailed and three were returned.

Plagens then made a motion to approve the request. Crumbly seconded the motion. The motion was voted on and passed unanimously.

Seligman then turned the chair over to Smith.

Smith then opened a public hearing on a request from Rockwall miniwarehouse and RV Storage for a change in zoning from "A" Agriculture to "LI" Light Industrial and approval of a Conditional Use Permit for a mobile home security office and manager's residence on I-30 east of High School Road.

As the applicant was not present, there was some discussion about whether or not the Commission should act. Smith stated that Council had previously denied the applicant's request and had suggested that the applicant resubmit the request in this manner.

Seligman made a motion to approve the request with the Condition that one mobile home be permitted for a security office and residence. Plagens seconded the motion. The motion was voted on and passed unanimously with the exception of McCall who abstained.

[Smith then opened a public hearing on a request from the Frates Corporation for a revision in the preliminary

plan for Chandlers Landing, PD-8, to provide a Community Association Maintenance facility in the northern recreation area, approval of a development plan.

Couch made a brief presentation outlining the request and showing the Commission the proposed facility in relation to the park, Yacht Club Drive, and the recreation facilities.

Smith asked how many responses had been received. Couch replied that 500 notices had been mailed; 8 returned were in favor and 4 returned were against.

Cal Cormier, landscaping architect for Texas Frates Development, explained the facility, its uses, screening, structure, materials, landscaping, parking, and relation to the rest of the park. He also stated that no noise was expected to be generated because of the inset of the building into the hill, thus creating a ground buffer. Glenn Sams of the Texas Frates Development added that the development of the \$300,000 recreation facilities and maintenance building would be completed by Fall of 1987.

Cecil Self asked where the proposed facility was in relationship to his property on Ranger Drive. He was shown on the site plan. Sams explained that the exposed portions would be made of brick veneer and the roof would be constructed of wood or imitation wood.

Robert Jordan addressed the Commission and stated his concern that green area would be taken for the structure.

As there was no one else wishing to speak, the public hearing was closed.

McCall asked for confirmation that view of the building would be screened and not an eyesore.

Smith questioned proposed irrigation. Cormier replied that there were currently no irrigation plans and that mature landscaping requiring minimum irrigation would be installed.

Seligman made a motion to approve the request. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from Cecil Self for a site plan for a tract of land located in the Bodin Industrial Park on I-30.

Couch reviewed Self's proposal explaining that he met masonry, parking, landscaping and fire protection requirements. Self told the Commission that although he

Agenda Notes
City Council - 10/6/86

- III. E. P&Z 86-62-P - Hold Public Hearing and Consider Approval of a Request from Frates Corporation for a Revision in the Preliminary Plan for Chandlers Landing, "PD 8" to Provide a Community Association Maintenance Facility in the Northern Recreation Area, Approval of a Development Plan

Action Needed: Approval or denial of a change in preliminary plan for "PD-8" for a Community Association Maintenance Facility and Approval or denial of a development plan

Frates currently operates a community maintenance facility temporarily located in Heath on some undeveloped property.

They wish to construct a new facility to be located within Chandlers for the maintenance of the common areas. They are proposing to locate the facility in a portion of an area designated as a park and recreation area. They are planning to construct the facility as a part of the first phase of the park construction. The facility will be built into the hillside to the rear of the building. It will be a brick veneer structure with a composition roof. The yard area will be screened with a wood fence and landscaping. Attached you will find a site plan, elevations, and a landscape plan. In addition, they have provided detail sheets of the recreation facilities. It is my understanding that they will have a more detailed timetable for completion of each of the phases of the park. The entire work is slated for completion by Fall, 1987.

The Planning and Zoning Commission has recommended approval.

*Chandlers PD-8 revised
preliminary plan for
maintenance facility*

could compromise with the screening they could contribute some of the escrow. Miller agreed with Bullock

Jones made a motion to approve the request for a Conditional Use Permit with the stipulation that the screening fence be extended as per Staff recommendations. Welborn seconded the motion. The motion was voted on and passed three to two, with Holt and Bullock voting against the motion.

Council then discussed the request for approval of the site plan. Miller stated that while the Post Office did not propose any irrigation, all other developers were so required. Goodram pointed out that a landscaping company would be responsible for maintenance as per his Headquarter's instructions.

Miller made a motion to table the site plan. Bullock seconded the motion. Miller amended the motion to include tabling the final plat until the next regular meeting of the Council. Bullock seconded the amended motion. The amendment to the motion was voted on and passed three to two, with Jones and Welborn voting against the amendment. The original motion as amended was voted on and passed three to two, with Jones and Welborn voting against the motion.

Council then held a public hearing and considered approval of a request from Gary Williamson for a Conditional Use Permit for an existing structure with less than 90% exterior masonry materials at 302 North San Jacinto. Staff briefly explained the applicant's request. Williamson addressed Council and explained his intentions regarding commercial use of the building in its historical condition. He added that all landscaping, irrigating and parking requirements would be met. Lisa Todd explained to Council that as the current resident, she had made some restorations to the structure on a limited income. She added that under the ownership of Williamson the restoration process could be completed. Welborn then closed the public hearing. Miller made a motion to approve the request for a Conditional Use Permit. Holt seconded the motion. The motion was voted on and passed unanimously.

[Council then held a public hearing and considered approval of a request from Frates Corporation for a revision in the preliminary plan for Chandlers Landing, PD-8, to provide a Community Association maintenance facility in the northern recreation area and approval of a

development plan. Staff briefly explained the request and the location of the facility.

Glenn Sams, Texas Frates Corporation, explained to Council the necessity of an on site facility and that the overall view of the park would be maintained.

Cal Cormier addressed Council and reviewed the elevation, materials, usage and appearance of the facility. Miller asked if the view of residences would be affected. Sams stated that the facility would be carved into a hill 40 feet below the residences and wouldn't restrict the view. Holt questioned the number of responses. Staff stated that of the 500 mailed, eight returned were in favor and four opposed.

Miller stated that the facility was necessary. As there were no others wishing to speak, Welborn closed the public hearing. Jones made a motion to approve the request. Holt seconded the motion. The motion was voted on and passed unanimously.]

At this time Bill Eisen gave the City Manager's Report. Eisen reviewed the scheduling of the bond sale for November 3rd, updated Council on the EAS decision and policy, and introduced Randy Dowling, the recently hired Administrative Intern. Holt asked Eisen if he would contact the City of Heath and ask for reimbursement of funds that Rockwall expended on the EAS case. Eisen stated that he would contact the City.

Council then considered approval of a request from Cecil Self for a site plan on a tract of land located in the Bodin Industrial Park on I-30. Staff outlined the applicant's request and explained that although Self was proposing a ten foot wide drive, he would expand it to 24 ft. when the upper portion of the property developed. Miller confirmed with Staff that asphalt was acceptable. Jones asked if the ten foot drive had ever been approved. Welborn reminded Council of an occasion when it had been approved. Holt made a motion to approve the site plan with the stipulation that the drive be widened to 24 feet upon the development of the front portion of the property. Bullock seconded the motion. The motion was voted on and passed unanimously.

Confirmed with staff
Welborn then ~~reminded Council~~ that the next item had been pulled from the Agenda.

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 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Chandlers Landing - Realvest
for a change in the Preliminary Plan for Chandlers Landing, PD-8, to
provide for a Community Assoc. maintenance facility to be located in
the northern Recreation area, on the following described property:

See attached property description
and location map

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-62-P

City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

1.

2.

3.

Signature _____

Address _____

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

Thank you,
City of Rockwall

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

- 1.
- 2.
- 3.

Signature _____

Address _____

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

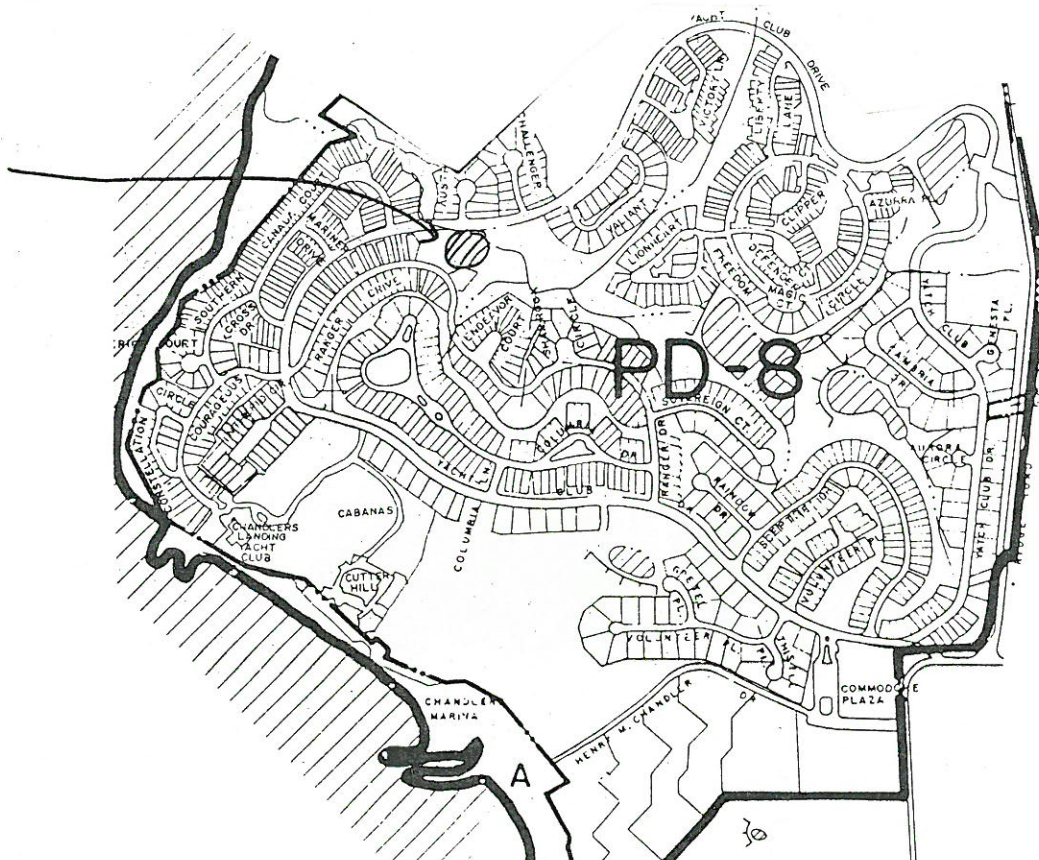
Thank you,
City of Rockwall

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEGINNING at a point in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.), at the Southeast corner of Chandlers Landing, Phase 18, Section 1, as recorded in Slide B, Page 163 of the Plat Records of Rockwall County, Texas;
THENCE: North 4° 37' 31" East along the East line of said Chandlers Landing, Phase 18, Section 1, a distance of 80.40 feet to a point for a corner;
THENCE: North 23° 37' 54" West, continuing along the East line of the said Chandlers Landing, Phase 18, Section 1, a distance of 71.44 feet to a point for a corner in the Southerly R.O.W. line of Yacht Club Drive (44 foot R.O.W.);
THENCE: Along the Southerly R.O.W. line of Yacht Club Drive the following: North 80° 02' 38" East a distance of 120.06 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of 16° 58' 21" and a radius of 278 feet;
THENCE: In an Easterly direction with said circular curve to the right, an arc distance of 82.35 feet to a point for a corner;
THENCE: South 82° 59' 01" East a distance of 194.40 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 17° 03' 57" and a radius of 222 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 66.12 feet;
THENCE: North 79° 57' 02" East a distance of 17.29 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 9° 55' 43" and a radius of 572.29 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 99.17 feet to a point for a corner;
THENCE: South 26° 43' 04" East a distance of 116.95 feet to a point for a corner;
THENCE: South 35° 04' 45" East a distance of 80.16 feet to a point for a corner;
THENCE: South 59° 55' East a distance of 53.04 feet to a point for a corner;
THENCE: South 84° 45' 09" East a distance of 117.86 feet to a point for a corner;
THENCE: North 70° 17' 39" East a distance of 82.11 feet to a point for a corner;
THENCE: South 32° 49' 50" East a distance of 74.69 feet to a point for a corner;
THENCE: South 08° 36' 10" East a distance of 43.84 feet to a point for a corner;
THENCE: South 29° 29' 24" West a distance of 102.97 feet to a point for a corner;
THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;
THENCE: North 69° 04' 05" East a distance of 58.29 feet to a point for a corner;
THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;
THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;
THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;
THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;
THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;
THENCE: South 06° 52' 12" East a distance of 257.27 feet to a point for a corner;
THENCE: South 69° 40' 47" West a distance of 286.34 feet to a point for a corner;
THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in the Northeast R.O.W. line of Ranger Drive (34 foot R.O.W.);
THENCE: North 40° 09' 30" West along the Northeast R.O.W. line of Ranger Drive, a distance of 18.45 feet to a point for a corner;
THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;
THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;
THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 156.00 feet to a point for a corner;
THENCE: South 32° 30' 09" West a distance of 10.00 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 36.00 feet to a point for a corner;
THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;
THENCE: South 89° 16' 42" West a distance of 94.02 feet to a point for a corner;
THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;
THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;
THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;
THENCE: North 85° 30' 45" West a distance of 100.79 feet to a point for a corner;
THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;
THENCE: South 83° 34' 48" West a distance of 87.90 feet to a point for a corner;
THENCE: North 13° 54' 57" West a distance of 120.45 feet to a point for a corner;
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.



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 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Chandlers Landing - Realvest
for a change in the Preliminary Plan for Chandlers Landing, PD-8, to
provide for a Community Assoc. maintenance facility to be located in
the northern Recreation area, on the following described property:

See attached property description
and location map

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

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Case NO. P&Z 86-62-P

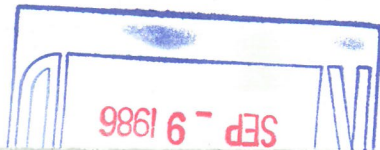
I am in favor of the request for the reasons listed below. _____

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

1. *This area is represented by Chandlers Landing*
 2. *sales person as a proposed Park. Realvest*
 3. *is turning this development into a "Multi-Family*
Mess". Chandlers needs more single family
quality lots & park areas, not
any more de-valuation
of the development.
- Signature *Joseph W. Weger* 9-7-86
Address 6202 Volunteer Place

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

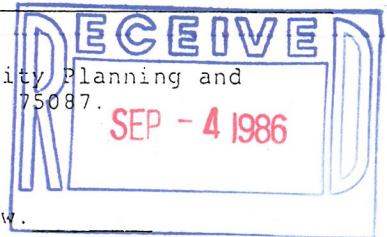
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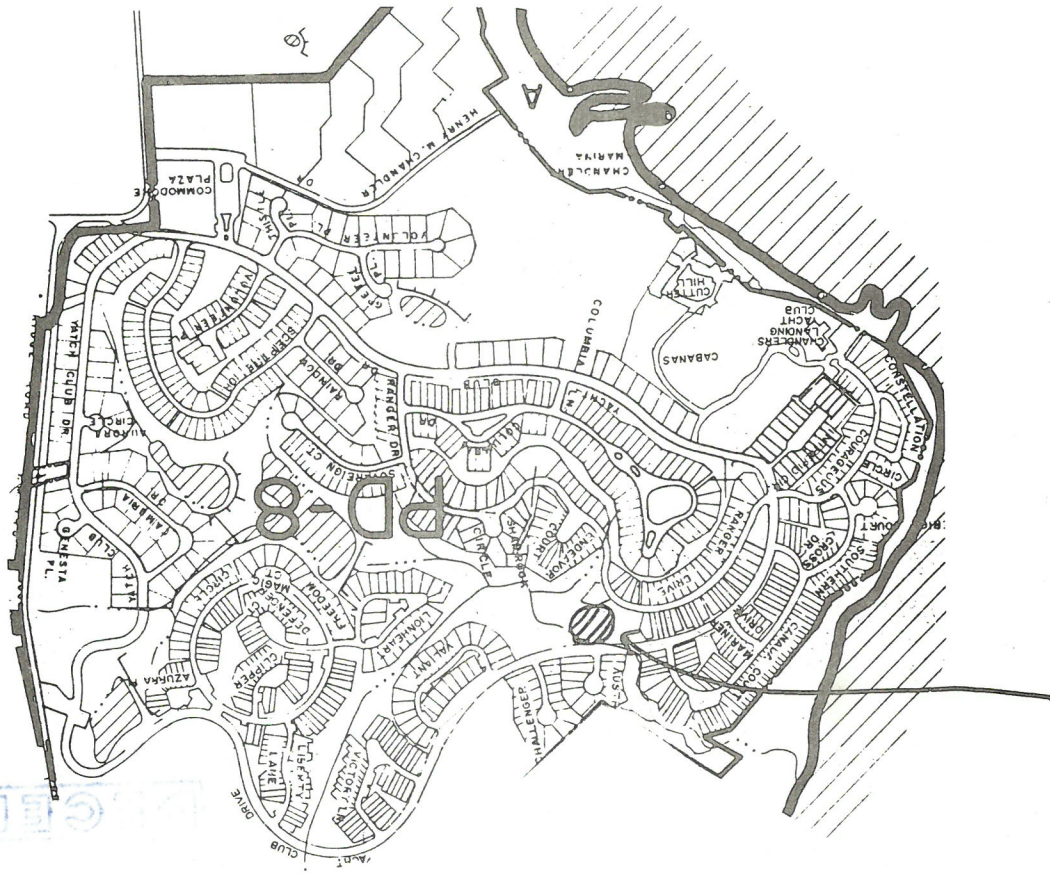
1. *always changing plans. I purchased my*
2. *this property not expecting any changes*
3. *and they always seem to change everything*

Signature [Signature]

Address 556 Yatch Club Dr

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

Thank you,
City of Rockwall



THENCE: South 06° 58' 10" East a distance of 43.84 feet to a point for a corner;
THENCE: South 29° 29' 24" West a distance of 102.97 feet to a point for a corner;
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West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50
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I am in favor of the request for the reasons listed below. _____

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

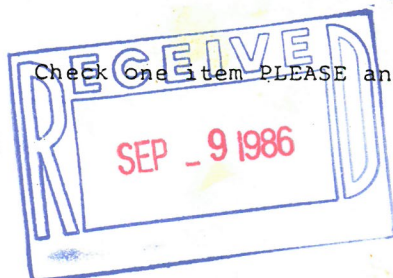
1. This property was sold to me because of the view, and the maintenance facility
will be directly in front of my property - it should be constructed by the main
2. I strongly oppose the location of the facility due to the traffic it will /gate
create and noise factor and view spoilage - plus strangers around
3. I purchased this for recreational purposes and was not informed that there
would be a change in the zoning plan - otherwise I would NOT HAVE PURCHASED
this property.

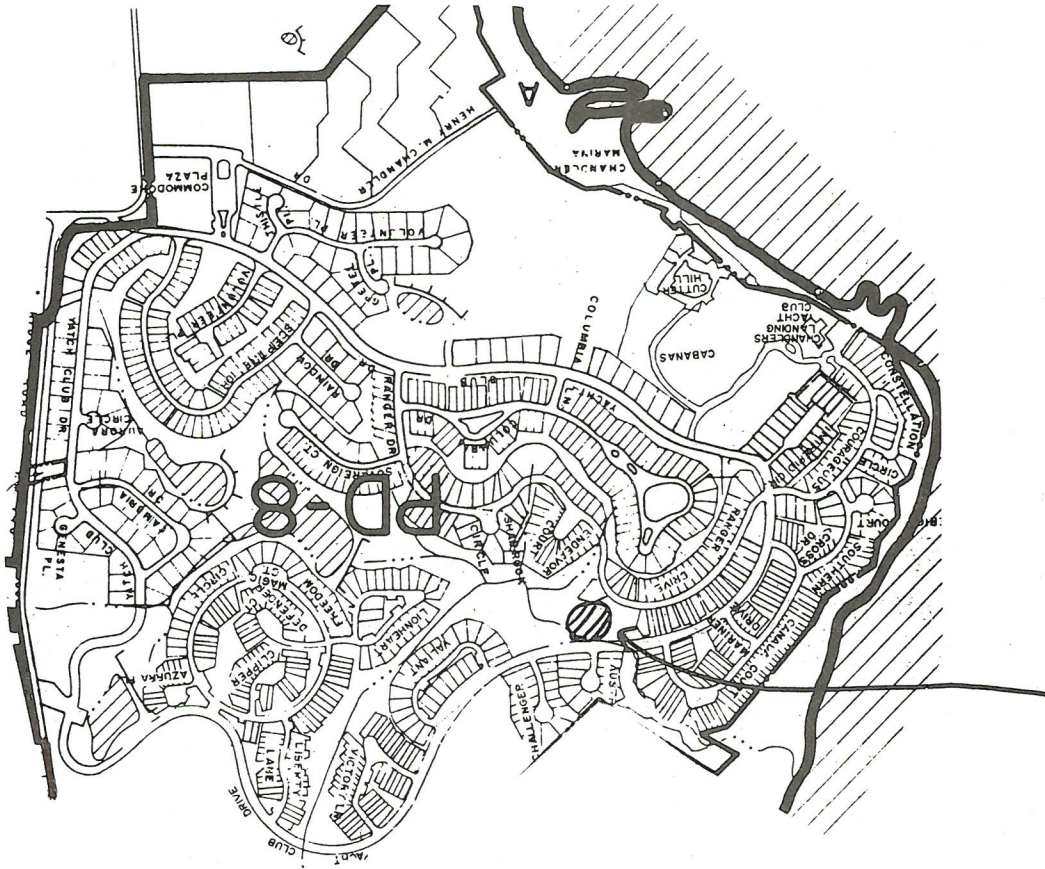
Signature Bob Stone

Address 2105 Apollo Rd. Richardson, TX 75081

Check One Item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall





THENCE: South 08° 36' 10" East a distance of 43.84 feet to a point for a corner;
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the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Chandlers Landing - Realvest
for a change in the Preliminary Plan for Chandlers Landing, PD-8, to
provide for a Community Assoc. maintenance facility to be located in
the northern Recreation area, on the following described property:

See attached property description
and location map

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-62-P

City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

1. *I am in favor of not changing any*
2. *zoning plans b/c they are approved by the*
3. *city commission.*

Signature *Mary Ann Tucker*

Address 512 Columbus

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

Thank you,
City of Rockwall

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

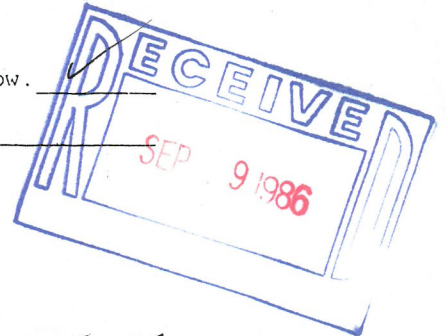
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

- 1.
- 2.
- 3.



Signature Laverne P. Kennedy
Address 16104 Fallkirk Dr. Dallas 75248

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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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

- 1.
- 2.
- 3.

Signature [Signature]

Address White Development Inc
311 Westgate 30

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

Thank you,
City of Rockwall

Rockwall, TX 75087

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

1. Proposed facility is about as isolated as you
 2. can find on the development.
 3. Suggestion: a high wood fence of appropriate
design should be required to screen the
contents + activities
from the adjacent
- Signature Walter F. Rhodes
Address 205 Rainbow Circle

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

Properties are from
Yacht Club Drive
Traffic

Thank you,
City of Rockwall

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CITY OF ROCKWALL, TEXAS

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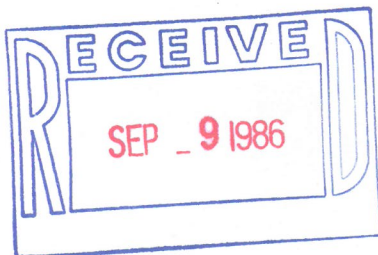
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Case NO. P&Z 86-62-P

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

☐ I am opposed 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

The following form may be filled out and mailed to the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

1. *will be mobt rusine but needed,*
- 2.
- 3.

Signature

Address

W.P. Whitman
5711 Southern Cross

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

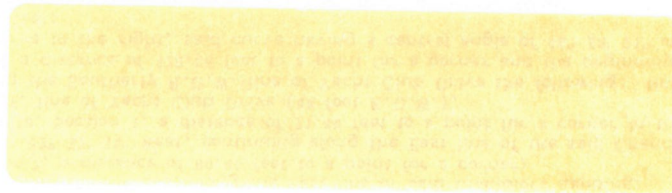
Thank you,
City of Rockwall

Rockwall
75087



CITY OF ROCKWALL
"THE NEW HORIZON"
ROCKWALL, TEXAS 75087

**BULK RATE
U.S. POSTAGE
PAID
ROCKWALL, TEXAS
Permit No. 101**



RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEGINNING at a point in the Northernly R.O.W. line of Ranger Drive (31 foot R.O.W.), at the Southeast corner of Chandler's Landing, Phase 18, Section 1, as recorded in Slide B, Page 163 of the Plat Records of Rockwall County, Texas;
THENCE: North 4° 37' 31" East along the East line of said Chandler's Landing, Phase 18, Section 1, a distance of 80.40 feet to a point for a corner;
THENCE: North 23° 37' 54" West, continuing along the East line of the said Chandler's Landing, Phase 18, Section 1, a distance of 71.44 feet to a point for a corner in the Southernly R.O.W. line of Yacht Club Drive (44 foot R.O.W.);
THENCE: Along the Southernly R.O.W. line of Yacht Club Drive the following: North 80° 02' 38" East a distance of 120.06 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of 16° 58' 21" and a radius of 278 feet;
THENCE: In an Easterly direction with said circular curve to the right, an arc distance of 82.35 feet to a point for a corner;
THENCE: South 82° 59' 01" East a distance of 194.40 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 17° 03' 57" and a radius of 222 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 66.12 feet;
THENCE: North 79° 57' 02" East a distance of 17.29 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 9° 55' 43" and a radius of 572.29 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 99.17 feet to a point for a corner;
THENCE: South 26° 43' 04" East a distance of 116.95 feet to a point for a corner;
THENCE: South 35° 04' 45" East a distance of 80.16 feet to a point for a corner;
THENCE: South 59° 55' East a distance of 53.04 feet to a point for a corner;
THENCE: South 84° 45' 09" East a distance of 117.86 feet to a point for a corner;
THENCE: North 70° 17' 39" East a distance of 82.11 feet to a point for a corner;
THENCE: South 32° 49' 50" East a distance of 74.69 feet to a point for a corner;
THENCE: South 08° 36' 10" East a distance of 43.84 feet to a point for a corner;
THENCE: South 29° 29' 24" West a distance of 102.97 feet to a point for a corner;
THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;
THENCE: North 69° 04' 05" East a distance of 58.29 feet to a point for a corner;
THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;
THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;
THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;
THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;
THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;
THENCE: South 06° 52' 12" East a distance of 257.27 feet to a point for a corner;
THENCE: South 40° 47' West a distance of 286.34 feet to a point for a corner;
THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in the Northeast R.O.W. line of Ranger Drive (34 foot R.O.W.);
THENCE: North 40° 09' 30" West along the Northeast R.O.W. line of Ranger Drive, a distance of 18.45 feet to a point for a corner;
THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;
THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;
THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 156.00 feet to a point for a corner;
THENCE: North 32° 30' 09" West a distance of 10.00 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 156.00 feet to a point for a corner;
THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;
THENCE: South 89° 16' 42" West a distance of 94.02 feet to a point for a corner;
THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;
THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;
THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;
THENCE: North 85° 30' 45" West a distance of 100.79 feet to a point for a corner;
THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;
THENCE: South 83° 34' 48" West a distance of 87.90 feet to a point for a corner;
THENCE: North 13° 54' 57" West a distance of 120.45 feet to a point for a corner;
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in the Northernly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North 53° 25' 54" West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northernly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northernly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

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 11th day of September, 1986 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Chandlers Landing - Realvest
for a change in the Preliminary Plan for Chandlers Landing, PD-8, to
provide for a Community Assoc. maintenance facility to be located in
the northern Recreation area, on the following described property:

See attached property description
and location map

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. P&Z 86-62-P

City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

1. *When we purchased the lot on Ranger Drive we were*
2. *told that the land to be rezoned would be a recreation*
3. *area*

Signature C. E. Self

Address 3612 Hilltop Cir.

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

Thank you,
City of Rockwall

THENCE: South 29° 08' 36" West a distance of 43.93 feet to a point for a corner;	THENCE: South 29° 08' 36" West a distance of 43.93 feet to a point for a corner;
THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;	THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;
THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;	THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;
THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;	THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;
THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;	THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;
THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;	THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;
THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;	THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;
THENCE: South 60° 52' 12" East a distance of 257.27 feet to a point for a corner;	THENCE: South 60° 52' 12" East a distance of 257.27 feet to a point for a corner;
THENCE: South 69° 40' 42" West a distance of 288.34 feet to a point for a corner;	THENCE: South 69° 40' 42" West a distance of 288.34 feet to a point for a corner;
THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in	THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in
the Northeast R.O.W., line of Ranger Drive, (34 foot R.O.W.);	the Northeast R.O.W., line of Ranger Drive, (34 foot R.O.W.);
THENCE: North 40° 09' 30" West along the Northeast R.O.W., line of Ranger Drive,	THENCE: North 40° 09' 30" West along the Northeast R.O.W., line of Ranger Drive,
a distance of 18.45 feet to a point for a corner;	a distance of 18.45 feet to a point for a corner;
THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;	THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;
THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;	THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;
THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;	THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;
THENCE: North 51° 29' 51" West a distance of 155.00 feet to a point for a corner;	THENCE: North 51° 29' 51" West a distance of 155.00 feet to a point for a corner;
THENCE: South 32° 30' 09" West a distance of 10.00 feet to a point for a corner;	THENCE: South 32° 30' 09" West a distance of 10.00 feet to a point for a corner;
THENCE: North 51° 29' 51" West a distance of 36.00 feet to a point for a corner;	THENCE: North 51° 29' 51" West a distance of 36.00 feet to a point for a corner;
THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;	THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;
THENCE: South 89° 16' 42" West a distance of 49.02 feet to a point for a corner;	THENCE: South 89° 16' 42" West a distance of 49.02 feet to a point for a corner;
THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;	THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;
THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;	THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;
THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;	THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;
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THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;	THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;
THENCE: South 13° 34' 48" West a distance of 87.90 feet to a point for a corner;	THENCE: South 13° 34' 48" West a distance of 87.90 feet to a point for a corner;
THENCE: North 33° 54' 57" West a distance of 120.45 feet to a point for a corner;	THENCE: North 33° 54' 57" West a distance of 120.45 feet to a point for a corner;
THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;	THENCE: North 73° 51' 06" West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in	THENCE: South 62° 17' 57" West a distance of 70.90 feet to a point for a corner in
the Northeast R.O.W., line of Ranger Drive (31 foot R.O.W.) and the beginning of	the Northeast R.O.W., line of Ranger Drive (31 foot R.O.W.) and the beginning of
a circular curve to the left, said curve having a chord bearing of North 52° 25' 54"	a circular curve to the left, said curve having a chord bearing of North 52° 25' 54"
West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50	West, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50
feet;	feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W., line of Ranger	THENCE: In a Northwesterly direction along the Northerly R.O.W., line of Ranger
Drive an arc distance of 141.18 feet to a point for a corner;	Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North 77° 09' 08" West along the Northerly R.O.W., line of Ranger Drive	THENCE: North 77° 09' 08" West along the Northerly R.O.W., line of Ranger Drive
a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of	a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of
Land.	Land.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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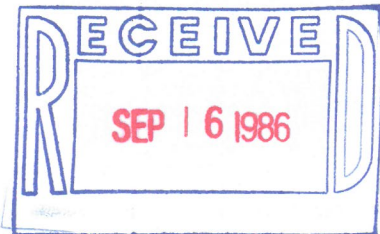
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

- 1.
- 2.
- 3.



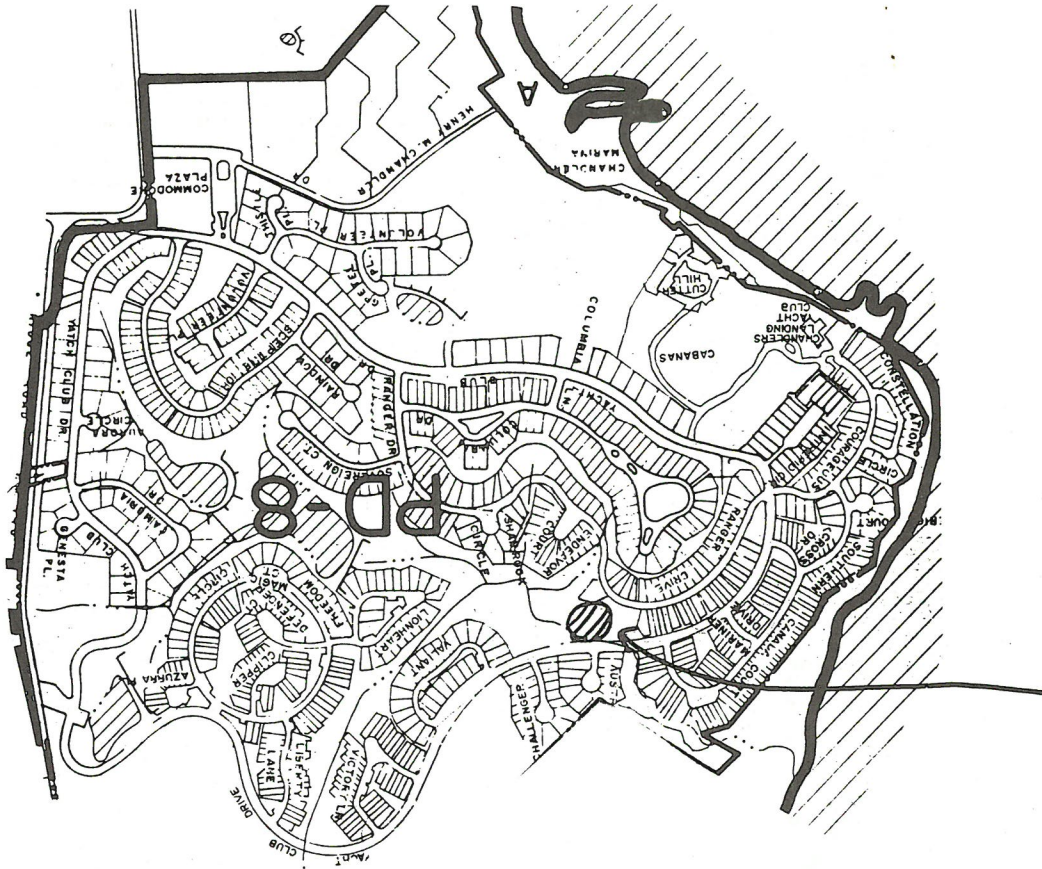
Signature _____

Address _____

2864 Winterburn Drive
Hurst TX

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

Thank you,
City of Rockwall



THE NORTHEAST R.O.W. line of Ranger Drive, (34 foot R.O.W.), a distance of 18.44 feet to a point for a corner;
THENCE: North 32° 32' East a distance of 62.12 feet to a point for a corner;
THENCE: North 06° 16' West a distance of 69.22 feet to a point for a corner;
THENCE: North 15° 24' West a distance of 50.66 feet to a point for a corner;
THENCE: North 57° 29' East a distance of 155.00 feet to a point for a corner;
THENCE: South 32° 30' West a distance of 10.00 feet to a point for a corner;
THENCE: South 57° 29' East a distance of 36.30 feet to a point for a corner;
THENCE: North 51° West a distance of 39.30 feet to a point for a corner;
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THENCE: South 77° 58' West a distance of 100.79 feet to a point for a corner;
THENCE: North 85° 30' West a distance of 100.79 feet to a point for a corner;
THENCE: North 56° 16' West a distance of 124.00 feet to a point for a corner;
THENCE: North 13° 34' West a distance of 187.90 feet to a point for a corner;
THENCE: North 33° 54' West a distance of 120.49 feet to a point for a corner;
THENCE: North 73° 51' West a distance of 86.96 feet to a point for a corner;
THENCE: South 62° 17' West a distance of 70.90 feet to a point for a corner in the Northern R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of circular curve to the left, said curve having a chord bearing of North 53° 25' 54" feet, a chord of 137.18 feet, a central angle of 47° 26' 29" and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northern R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
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CITY OF ROCKWALL, TEXAS

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City of Rockwall, Texas

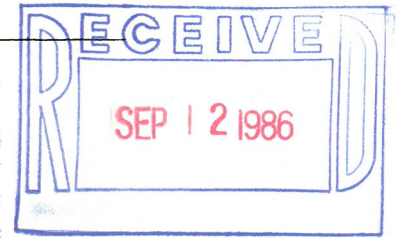
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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-62-P

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

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

- 1.
- 2.
- 3.



Signature Jeffrey T. Baird

Address 424 Columbia Drive

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

Thank you,
City of Rockwall

*Please Note new mailing
address*



ORDINANCE No. 86-87

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings anaafforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall should be amended as follows:

NOT, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8, Chandlers Landing on the property described in Exhibit A.

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

A. The tract or land described in Exhibit A shall only be used for the following uses:

1. Park and recreation purposes as shown on Exhibit "B" and provided for in Ordinance No. 85-43.
2. Community Association maintenance facility as shown on Exhibit "B".

B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of the above described tract within Planned Development No. 8, Chandlers Landing shall be regulated by the approved development plan attached as Exhibit "B".

D. Development of the amenities and maintenance facility within the above described tract located in Planned Development No. 8, Chandlers Landing shall be regulated by the requirements and phasing timetable approved in Exhibit "B".

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

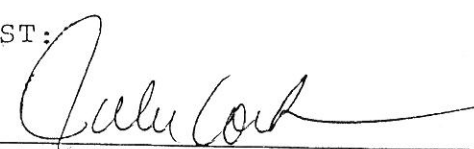
DULY PASSED AND APPROVED THIS 3rd day of November, 1986.

APPROVED:



Mayor

ATTEST:

BY: 

1st reading 10/20/86
2nd reading 11/3/86

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEGINNING at a point in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.), at the Southeast corner of Chandlers Landing, Phase 18, Section 1, as recorded in Slide B, Page 163 of the Plat Records of Rockwall County, Texas;
THENCE: North 4° 37' 31" East along the East line of said Chandlers Landing, Phase 18, Section 1, a distance of 80.40 feet to a point for a corner;
THENCE: North 23° 37' 54" West, continuing along the East line of the said Chandlers Landing, Phase 18, Section 1, a distance of 71.44 feet to a point for a corner in the Southerly R.O.W. line of Yacht Club Drive (44 foot R.O.W.);
THENCE: Along the Southerly R.O.W. line of Yacht Club Drive the following: North 80° 02' 38" East a distance of 120.06 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of 16° 58' 21" and a radius of 278 feet;
THENCE: In an Easterly direction with said circular curve to the right, an arc distance of 82.35 feet to a point for a corner;
THENCE: South 82° 59' 01" East a distance of 194.40 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 17° 03' 57" and a radius of 222 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 66.12 feet;
THENCE: North 79° 57' 02" East a distance of 17.29 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 9° 55' 43" and a radius of 572.29 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 99.17 feet to a point for a corner;
THENCE: South 26° 43' 04" East a distance of 116.95 feet to a point for a corner;
THENCE: South 35° 04' 45" East a distance of 80.16 feet to a point for a corner;
THENCE: South 59° 55' East a distance of 53.04 feet to a point for a corner;
THENCE: South 84° 45' 09" East a distance of 117.86 feet to a point for a corner;
THENCE: North 70° 17' 39" East a distance of 82.11 feet to a point for a corner;
THENCE: South 32° 49' 50" East a distance of 74.69 feet to a point for a corner;
THENCE: South 08° 36' 10" East a distance of 43.84 feet to a point for a corner;
THENCE: South 29° 29' 24" West a distance of 102.97 feet to a point for a corner;
THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;
THENCE: North 69° 04' 05" East a distance of 58.29 feet to a point for a corner;
THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;
THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;
THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;
THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;
THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;
THENCE: South 06° 52' 12" East a distance of 257.27 feet to a point for a corner;
THENCE: South 69° 40' 47" West a distance of 286.34 feet to a point for a corner;
THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in the Northeast R.O.W. line of Ranger Drive (34 foot R.O.W.);
THENCE: North 40° 09' 30" West along the Northeast R.O.W. line of Ranger Drive, a distance of 18.45 feet to a point for a corner;
THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;
THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;
THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 156.00 feet to a point for a corner;
THENCE: South 32° 30' 09" West a distance of 10.00 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 36.00 feet to a point for a corner;
THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;
THENCE: South 89° 16' 42" West a distance of 94.02 feet to a point for a corner;
THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;
THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;
THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;
THENCE: North 85° 30' 45" West a distance of 100.79 feet to a point for a corner;
THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;
THENCE: South 83° 34' 48" West a distance of 87.90 feet to a point for a corner;
THENCE: North 13° 54' 57" West a distance of 120.45 feet to a point for a corner;

THENCE: North $73^{\circ} 51' 06''$ West a distance of 86.96 feet to a point for a corner;
THENCE: South $62^{\circ} 17' 57''$ West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North $53^{\circ} 25' 54''$ West, a chord of 137.18 feet, a central angle of $47^{\circ} 26' 29''$ and a radius of 170.50 feet;

THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;

THENCE: North $77^{\circ} 09' 08''$ West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

PLANNING AND ZONING ACTION SHEET

500 sent
8 for
4 against

Applicant Frates Corporation Case No. P42 86-62-P
 Property Description Chandlers Landing Recreation Park
 Case Subject Matter change in preliminary plan for
Chandlers PD-8 to provide maintainance facility

CASE ACTION

Date to P&Z Sept 11, 1986 ✓ Disapproved Tabled
 Conditions _____

Date to City Council 10/6/86 ✓ Disapproved Tabled
 Conditions _____

Ordinance no. 86-87 Date 11/3/86

ITEMS IN FILE

Zoning Cases

- ✓ Application
- ✓ Site Plan
- ✓ Filing Fee
- ✓ Notice to Paper
- ✓ Notice to Residents
- ✓ List of Residents Notified
- ✓ Residents' Responses
- ____ Consultant's Review
- ✓ Agenda Notes
- ✓ Minutes
- ✓ Ordinance
- ✓ Correspondence

Plat/Site Plan Cases

- ✓ Application
- ✓ Filing Fee
- ✓ Plat/Plan
- ____ Engineer's Review
- ____ Consultant's Review
- ✓ Agenda Notes
- ✓ Minutes
- ✓ Correspondence
- ____ County File Number