SPYGLASS HILL at CHANDLERS LANDING

One Story

Two Story

Three Story

PHASE I

PHASE II

PHASE III

FUTURE DEVELOPMENT

HENRY M. CHANDLER DRIVE

HENRY M. CHANDLER DRIVE

TO MARINA

NORTH

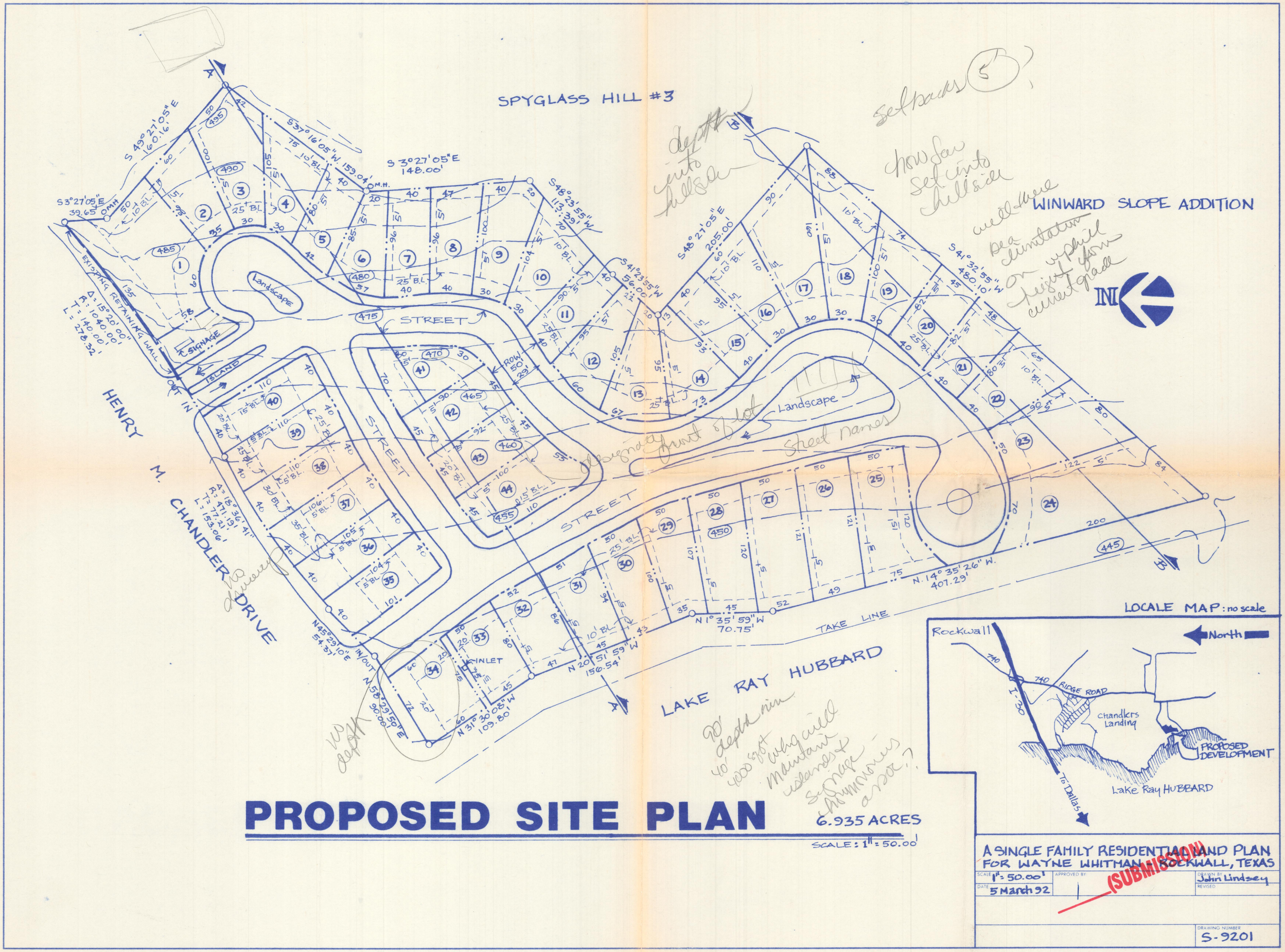
PARKING

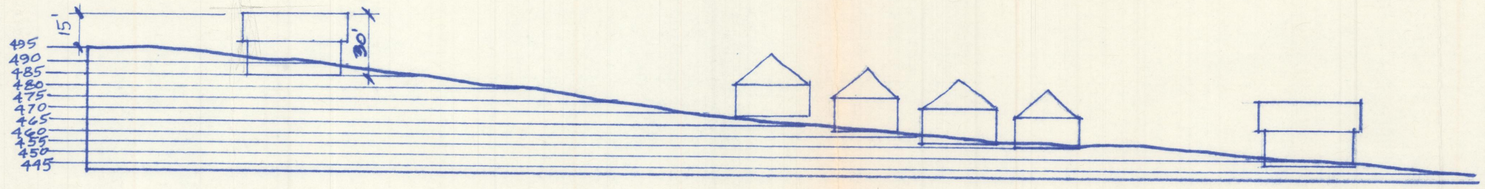
BOAT STORAGE

PARKING

BOAT STORAGE

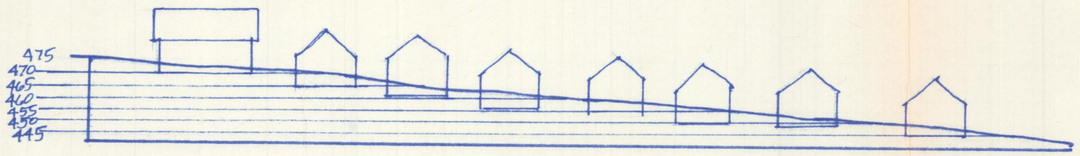
LAKE RAY HUBBARD


SPYGLASS HILL #3
WINWARD SLOPE ADDITION
HENRY M. CHANDLER DRIVE
LAKE RAY HUBBARD
STREET
Landscape
SIGNAGE
ISLAND
EXISTING RETAINING WALL
TAKE LINE
INLET
LOCALE MAP: no scale
Rockwall
North
RIDGE ROAD
Chandlers Landing
PROPOSED DEVELOPMENT
Lake Ray HUBBARD
To Dallas
PROPOSED SITE PLAN
6.935 ACRES
SCALE: 1" = 50.00'
A SINGLE FAMILY RESIDENTIAL LAND PLAN
FOR WAYNE WHITMAN - ROCKWALL, TEXAS
SCALE 1" = 50.00'
DATE 5 March 92
APPROVED BY
DRAWN BY John Lindsey
REVISED
DRAWING NUMBER S-9201
(SUBMISSION)



PROFILE A·A

SC: 1"=50.00'



PROFILE BB

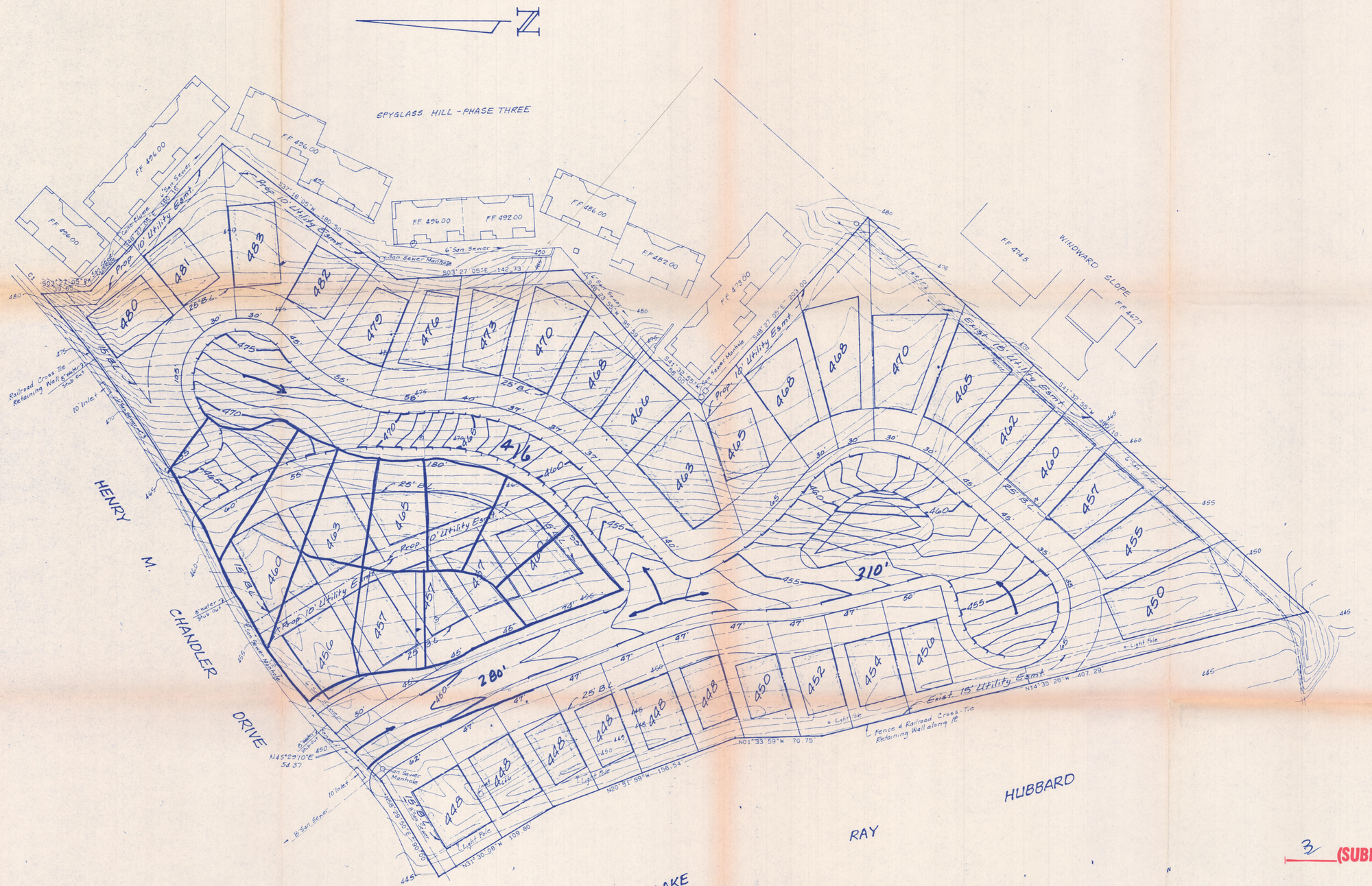
SC: 1"=50.00

PROFILES

SCALE 1"=50.00	APPROVED BY	DRAWN BY
DATE		REVISED

(SUBMISSION)

DRAWING NUMBER S-9202



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S47°52'22"W	32.27	1°46'41"	1040.00	32.27	16.14
C2	N54°47'30"E	152.38	18°36'40"	471.19	153.08	77.21
C3	N56°25'46"E	277.53	15°20'08"	1040.00	278.36	140.02

LEGEND

- ——450—— Existing Contour
- ——460—— Proposed Contour
- 448 Proposed Pad Elevation (± 2 Feet)

3 (SUBMISSION)

Alternate - Lot Layout.

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

SCALE	DATE	JOB NO.
1"=40'	7-01-92	9260

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WAYNE WHITMAN



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
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LEGEND

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- 448 Proposed Pad Elevation (± 2 Feet)

2 (SUBMISSION)

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=40'	7-01-92	9260

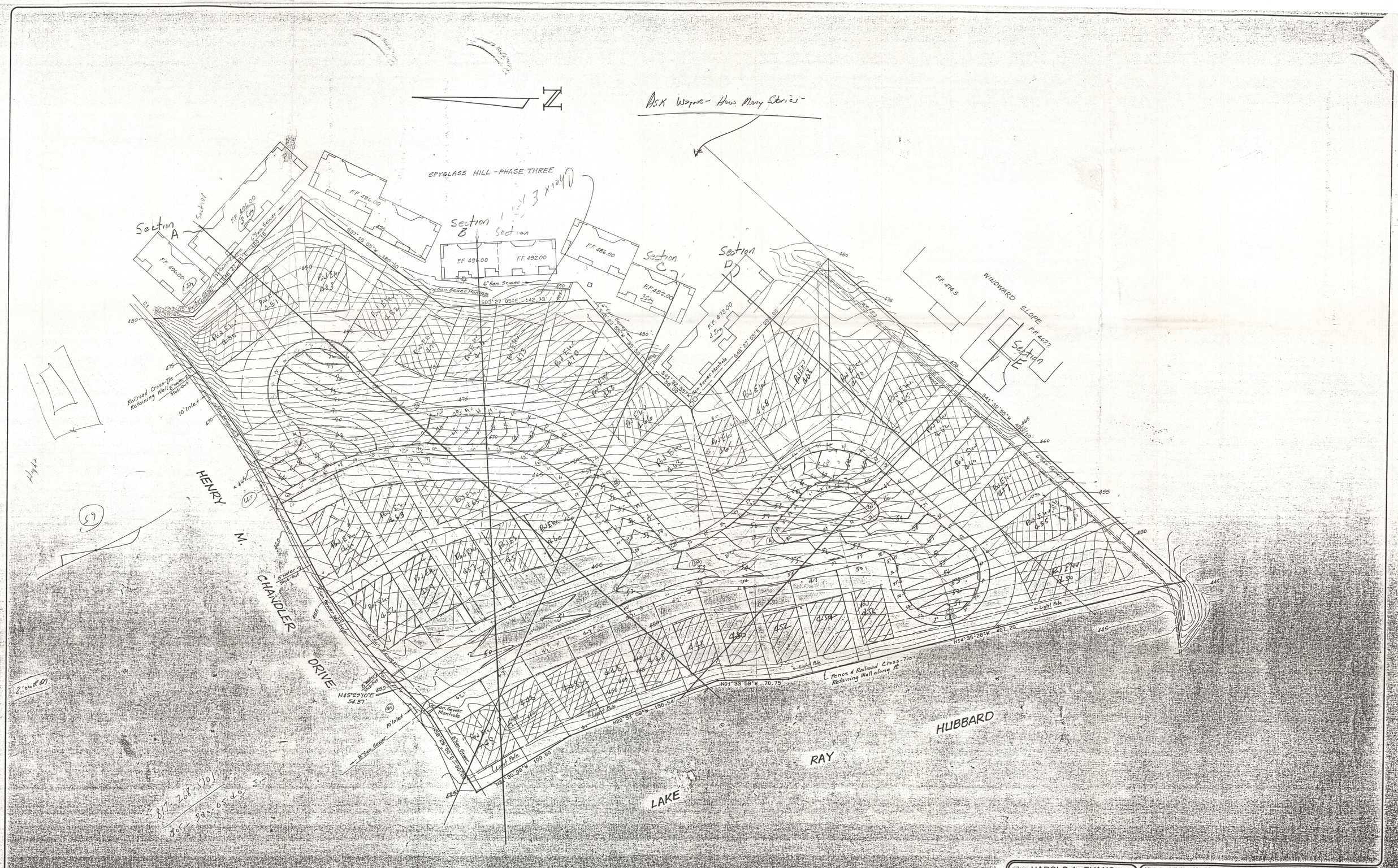
PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WAYNE WHITMAN

2story
508
1story
2story
2 Story
3story
2story
3story
2story
3story
2



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1"=40'	7-01-92	2260

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SPYGLASS HILL - PHASE THREE


N
FF 496.00
FF 496.00
FF 496.00
FF 492.00
FF 486.00
FF 482.00
FF 478.00
FF 474.5
FF 467.7
WINDWARD SLOPE
Prop. 10' Utility Esmt.
6" San Sewer
San Sewer Manhole
Exist. 15' Utility Esmt.
Prop. 20' Utility Esmt.
Prop. 15' Utility Esmt.
Railroad Cross Tie Retaining Wall 6' Height
Shed Out
10' Inlet
S. Water
Shed Out
Light Pole
Fence & Railroad Cross Tie Retaining Wall along ft
HENRY M. CHANDLER DRIVE
RAY HUBBARD LAKE
S03°27'05"E 142.73'
S41°32'55"W 205.00'
N14°35'26"W 402.29'
N01°33'59"W 70.75'
N20°57'59"W 156.54'
N31°30'38"W 109.80'
N45°29'10"E 54.37'
N68°09'50"E 100.00'
S03°27'05"E 180.50'
S88°27'05"E 205.00'
Block "A"
Block "B"
481 30
482 29
483 28
470 24
471 25
472 26
473 27
474 23
475 22
476 21
477 20
478 19
479 18
480 17
481 16
482 15
483 14
484 13
485 12
486 11
487 10
488 9
489 8
490 7
491 6
492 5
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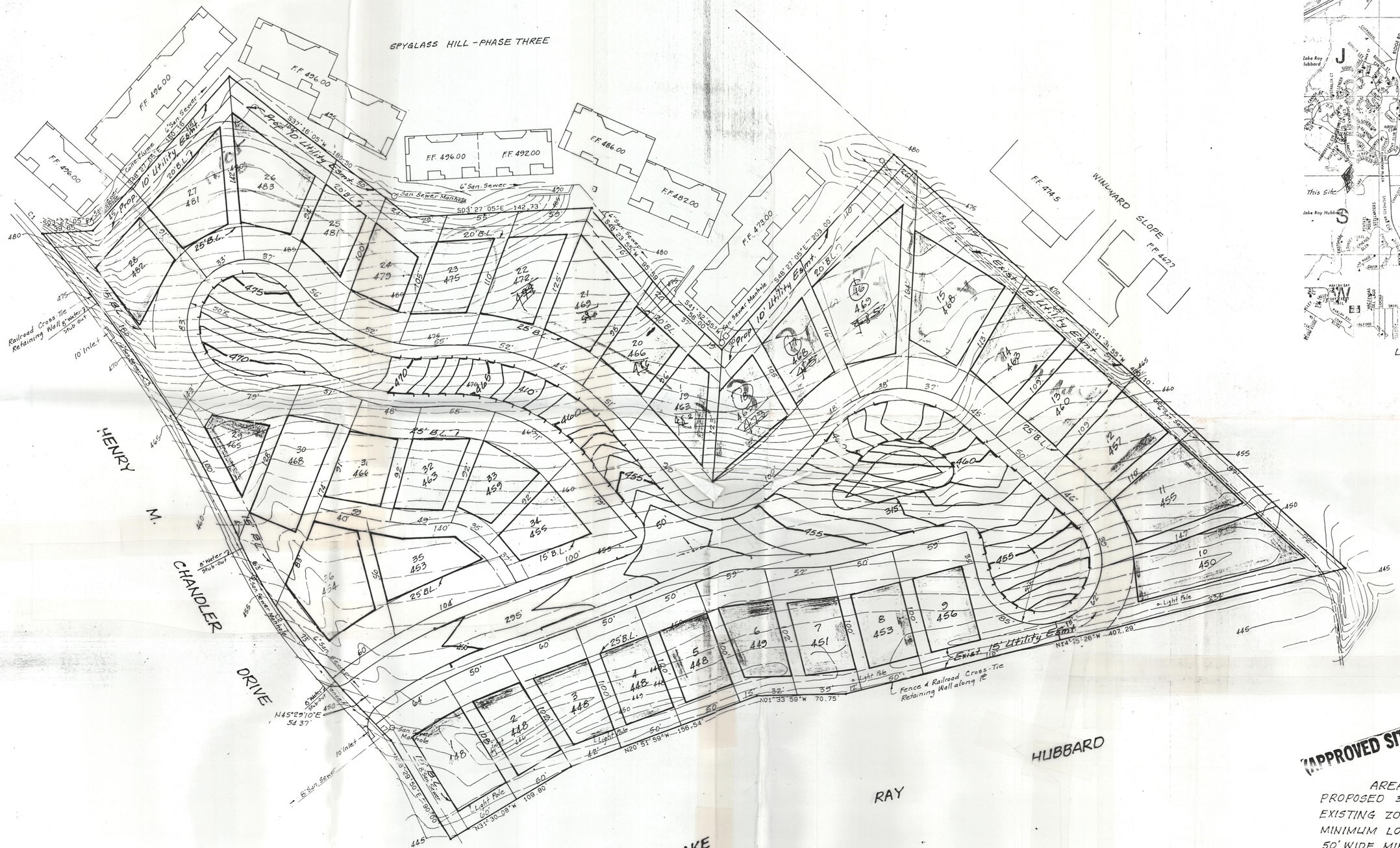
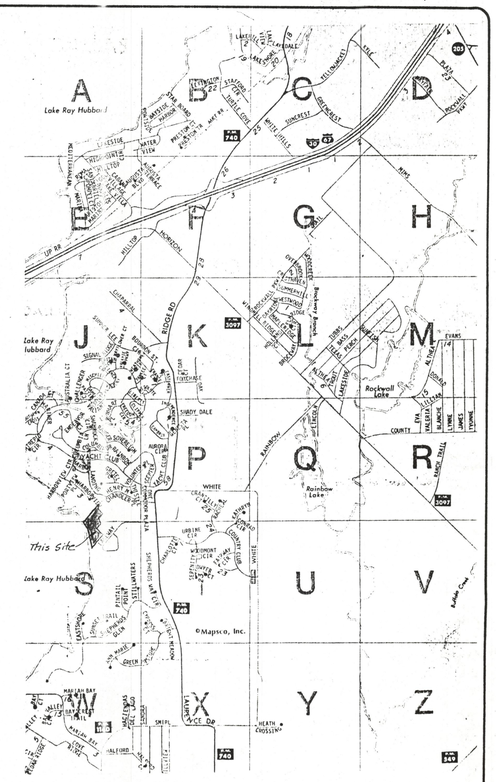
516 51

SPYGLASS HILL - PHASE THREE

N





LOCATION MAP
Scale: 1"=2,000'

(APPROVED SITE PLAN)

AREA = 6.888 Acres ±
PROPOSED 36 "0" LOT LINE GARDEN HOMES
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ. FT.
50' WIDE MIN. AT FRONT BUILDING LINE

CURVE DATA

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LEGEND

- —450— Existing Contour
- —460— Proposed Contour
- 448 Proposed Pad Elevation (± 2 Feet)

MARINA VILLAGE

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Wayne Whitman ~ Owner
905 Trailwood Drive Hurst, Texas 76052 Telephone No. 771-2919

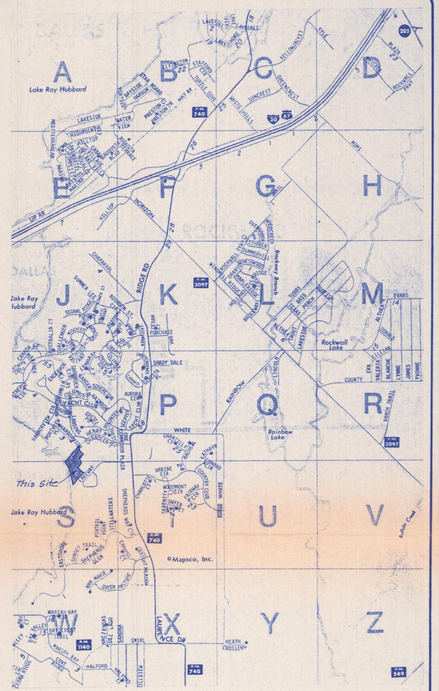
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	8-10-92	9260

SPYGLASS HILL - PHASE THREE

N





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(SUBMISSION)

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MARINA VILLAGE

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Wayne Whitman ~ Owner
905 Trailwood Drive Hurst, Texas 76052 Telephone No. 701-2949

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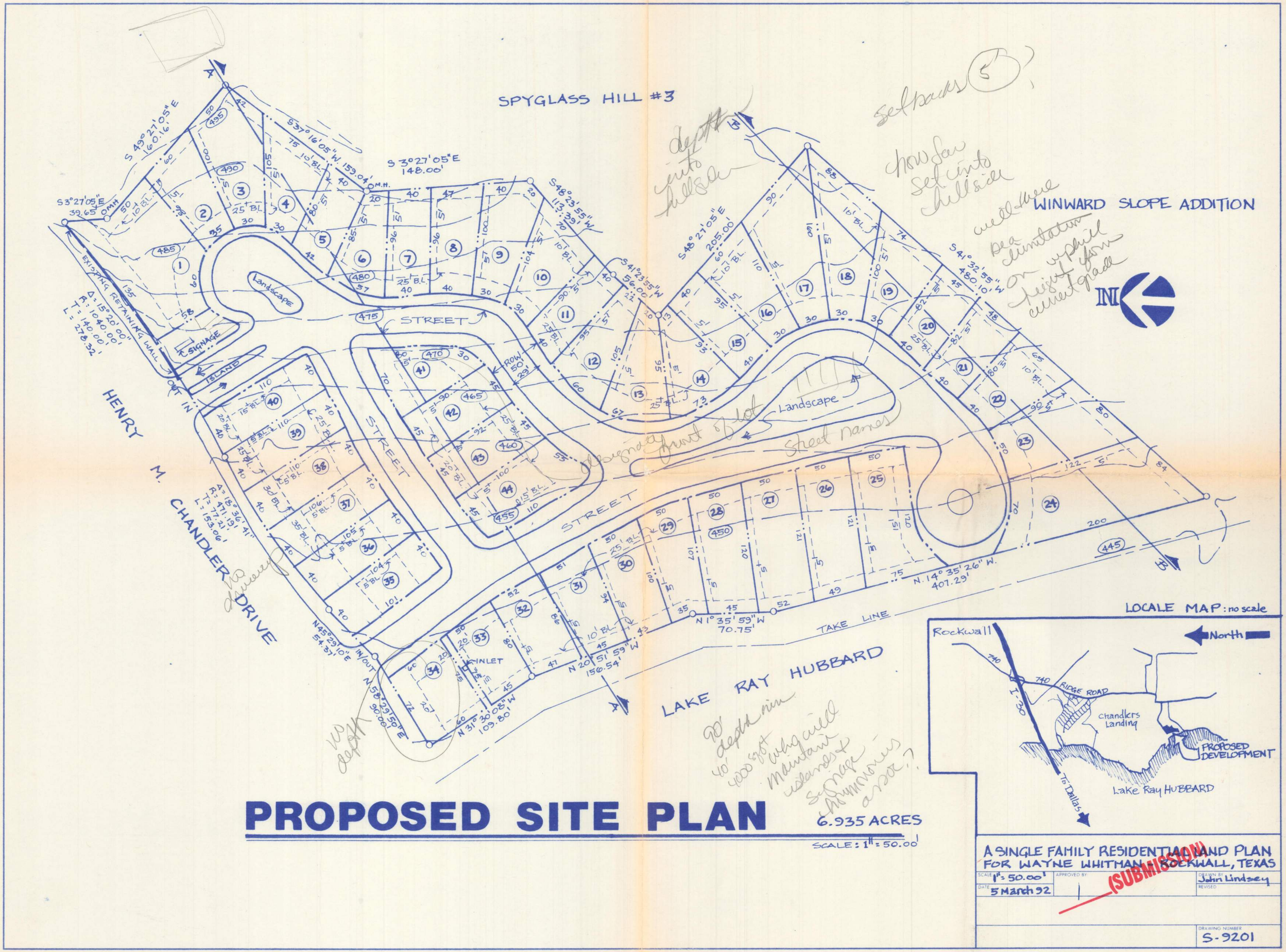
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	8-10-92	9260

318991


SPYGLASS HILL #3
WINWARD SLOPE ADDITION
HENRY M. CHANDLER DRIVE
LAKE RAY HUBBARD
STREET
Landscape
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ISLAND
EXISTING RETAINING WALL
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LOCALE MAP: no scale
Rockwall
North
RIDGE ROAD
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PROPOSED DEVELOPMENT
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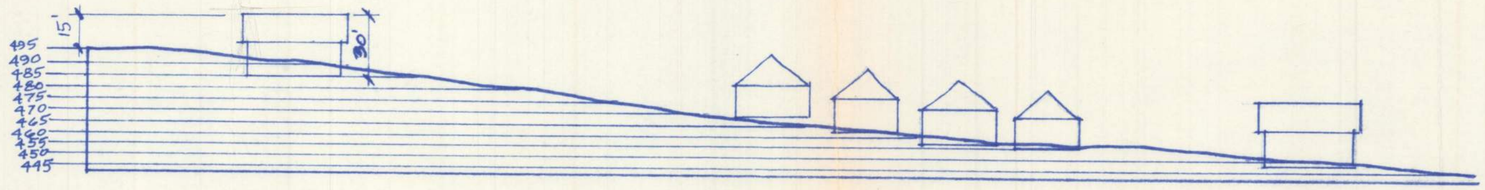
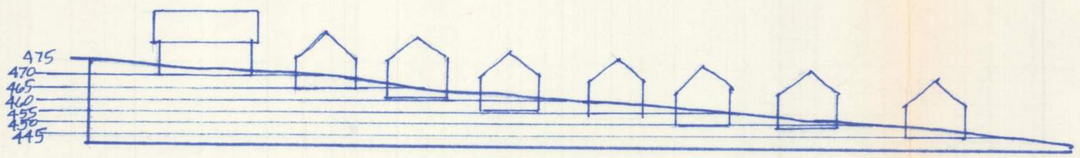


PROFILE A·A

SC: 1"=50.00'



PROFILE BB

SC: 1"=50.00

PROFILES

SCALE 1"=50.00 | APPROVED BY | DRAWN BY

DATE | REVISED

(SUBMISSION)

DRAWING NUMBER

S-9202

SPYGLASS HILL - PHASE THREE

N

HENRY M. CHANDLER DRIVE

WINDWARD SLOPE

HUBBARD RAY LAKE

CURVE DATA						
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LEGEND

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- 448 Proposed Pad Elevation (± 2 Feet)

3 (SUBMISSION)

Alternate - Lot Layout.

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=40'	7-01-92	9260

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WAYNE WHITMAN

SPYGLASS HILL - PHASE THREE

N

FF 496.00 | FF 496.00 | FF 496.00 | FF 492.00 | FF 486.00 | FF 482.00 | FF 473.00 | FF 474.5 | FF 467.7

WINDWARD SLOPE

Prop. 10' Utility Esmt. | 6" San. Sewer | Lane Fluer | 6" San. Sewer | Prop. 10' Utility Esmt. | San. Sewer Manhole | 6" San. Sewer | Prop. 15' Utility Esmt. | Exist. 15' Utility Esmt.

Railroad Cross Tie Retaining Wall along ft | 10' Inlet | 8" San. Sewer | 15' B.L. | 25' B.L. | 30' | 40' | 45' | 50' | 55' | 60' | 70' | 75' | 125' | 180' | 37' | 47'

480 | 481 | 483 | 482 | 479 | 476 | 473 | 470 | 468 | 466 | 465 | 463 | 462 | 460 | 457 | 455 | 450 | 456 | 454 | 452 | 448

HENRY M. CHANDLER DRIVE

HUBBARD RAY LAKE

S03°27'05"E 39.65' | S03°27'05"E 180.30' | S03°27'05"E 142.73' | S68°23'55"W 95.00' | S41°32'55"W 90.00' | S68°27'05"E 203.00' | S41°32'55"W 150.00' | N14°35'26"W 407.29' | N45°29'10"E 54.37' | N59°29'50"E 90.00' | N31°30'08"W 109.80' | N20°51'59"W 156.54' | N01°33'59"W 70.75'

Fence & Railroad Cross Tie Retaining Wall along ft | Light Pole | Water Shut-Out | San. Sewer Manhole

2 (SUBMISSION)

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN.
C1	S47°52'22"W	32.27	1°48'41"	1040.00	32.27	16.14
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PHONE (214) 328-8133

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PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WAYNE WHITMAN

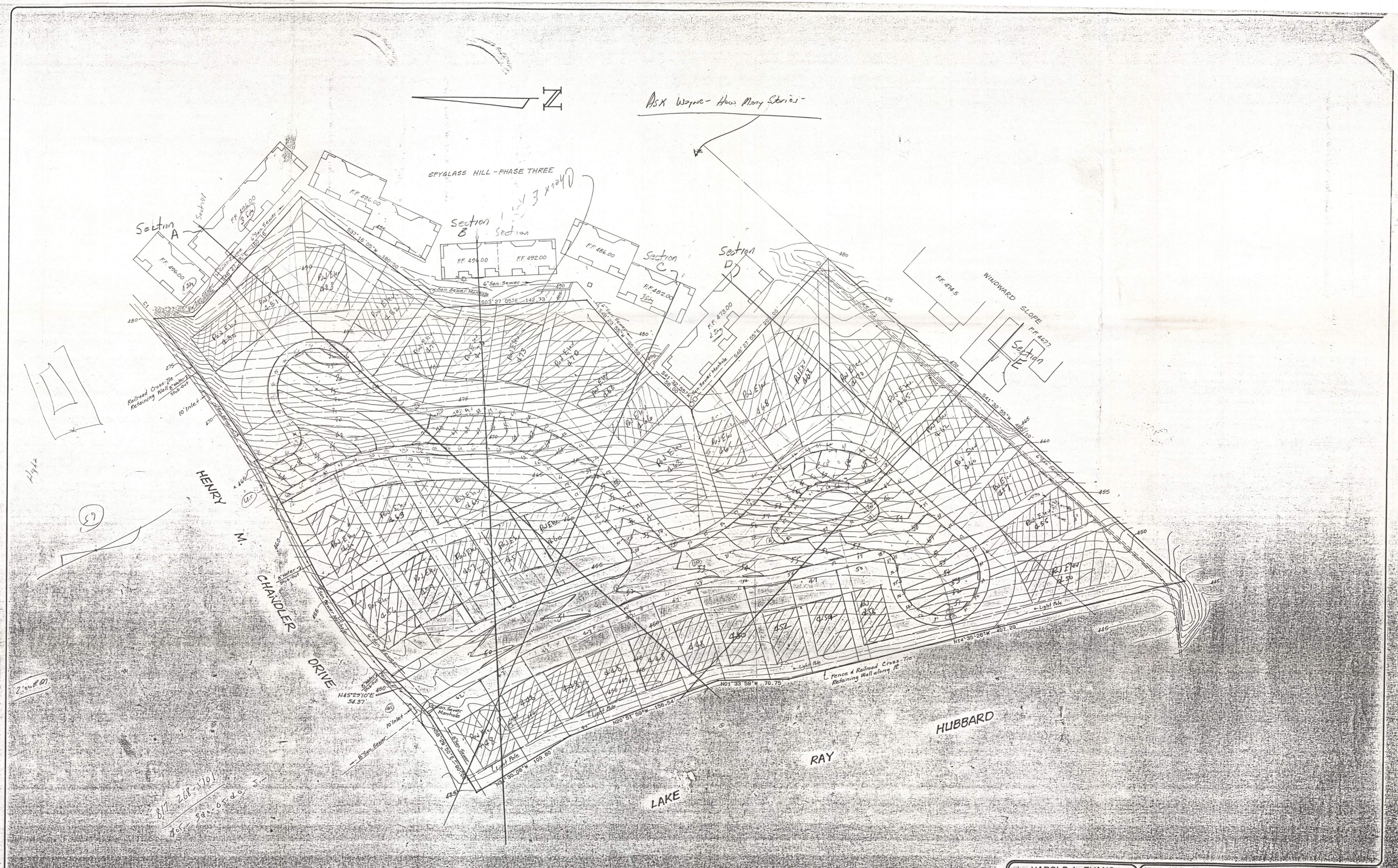


no of spy glass Hill Bldg = 11

no of 1 story views short (total) - 1
old plan (partial) - 1111
new plan -

no of 2 story bldg view short -
old -
new -

w/ 5' reduction no of 2 story bldg short
old -
new -



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EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SPYGLASS HILL - PHASE THREE

N

HENRY M. CHANDLER DRIVE

RAY HUBBARD LAKE

WINDWARD SLOPE

FF 496.00 | FF 496.00 | FF 496.00 | FF 492.00 | FF 486.00 | FF 482.00 | FF 473.00 | FF 474.5 | FF 467.7

Prop. 10' Utility Easmt.

Exist. 15' Utility Easmt.

6" San. Sewer

San. Sewer Manhole

Flow Flume

Railroad Cross Tie Retaining Wall 6' Height Varies

Fence & Railroad Cross Tie Retaining Wall along R/W

Light Pole

10' Inlet

S. Water & Stub Out

Existing Sewer Manhole

Lots 483 29, 482 28, 481 30, 480 31, 470 24, 471 25, 472 26, 473 27, 474 22, 468 18, 469 19, 470 17, 465 20, 466 21, 465 32, 468 33, 466 34, 464 35, 461 36, 458 37, 454 41, 453 40, 453 39, 448 1, 448 2, 448 3, 448 4, 448 5, 448 6, 450 7, 452 8, 454 9, 450 10, 450 11, 455 12, 457 13, 460 14, 462 15, 465 16

Block "A" Lots 40, 41

Block "B" Lots 20, 21

Lots 22, 23

Lots 24, 25

Lots 26, 27

Lots 28, 29

Lots 30, 31

Lots 32, 33

Lots 34, 35

Lots 36, 37

Lots 38, 39

Lots 42, 43

Lots 44, 45

Lots 46, 47

Lots 48, 49

Lots 50, 51

Lots 52, 53

Lots 54, 55

Lots 56, 57

Lots 58, 59

Lots 60, 61

Lots 62, 63

Lots 64, 65

Lots 66, 67

Lots

SPYGLASS HILL - PHASE THREE

N

HENRY M. CHANDLER DRIVE

RAY HUBBARD LAKE

WINDWARD SLOPE

FF 496.00 | FF 496.00 | FF 496.00 | FF 492.00 | FF 486.00 | FF 482.00 | FF 478.00 | FF 474.5 | FF 467.7

Prop 10' Utility Esmt | Exist 15' Utility Esmt | 6" San. Sewer | 8" San. Sewer | 10" Inlet | Railroad Cross Tie Retaining Wall & Water & Stub Out | Fence & Railroad Cross Tie Retaining Wall along ft | Light Pole | San Sewer Manhole | Curve-Flume

CURVE DATA

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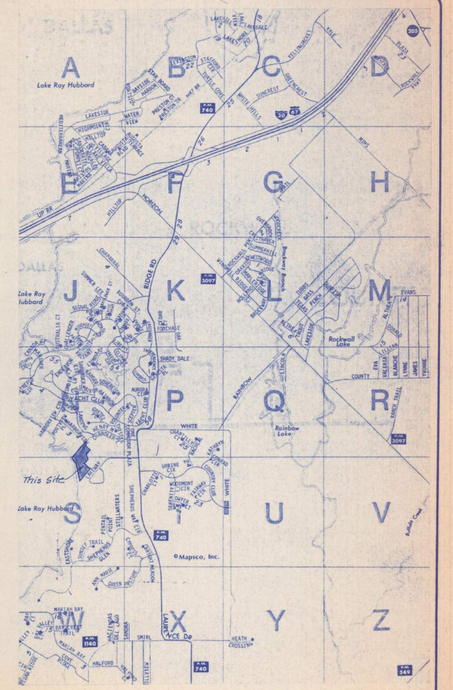

LOCATION MAP
Scale: 1"=2,000'

To: File

(APPROVED SITE PLAN)

AREA = 6.888 Acres ±
PROPOSED 36 "0" LOT LINE GARDEN HOMES
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ. FT.
50' WIDE MIN. AT FRONT BUILDING LINE

92-08

MARINA VILLAGE

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

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PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Wayne Whitman ~ Owner
905 Trailwood Drive Hurst, Texas 76052 Telephone No. 771-2949

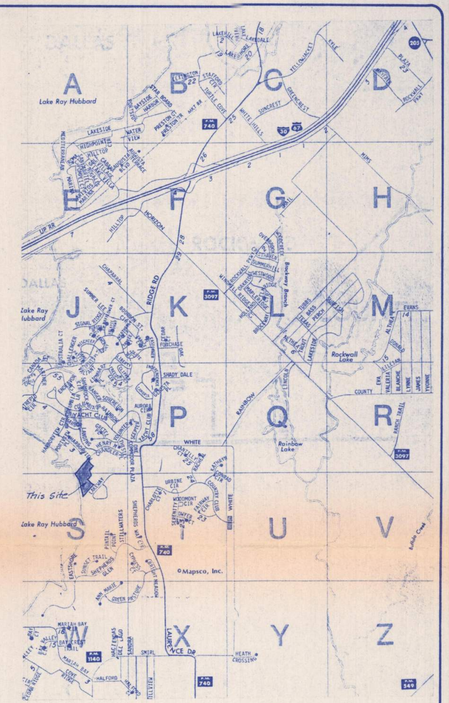
Rev 8-19-92 Rev 9-02-92

SPYGLASS HILL - PHASE THREE

HENRY M. CHANDLER DRIVE

WINDWARD SLOPE

RAY HUBBARD LAKE



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MINIMUM LOT SIZE = 5,000 SQ. Ft.
50' WIDE MIN. AT FRONT BUILDING LINE

(SUBMISSION)

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MARINA VILLAGE

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

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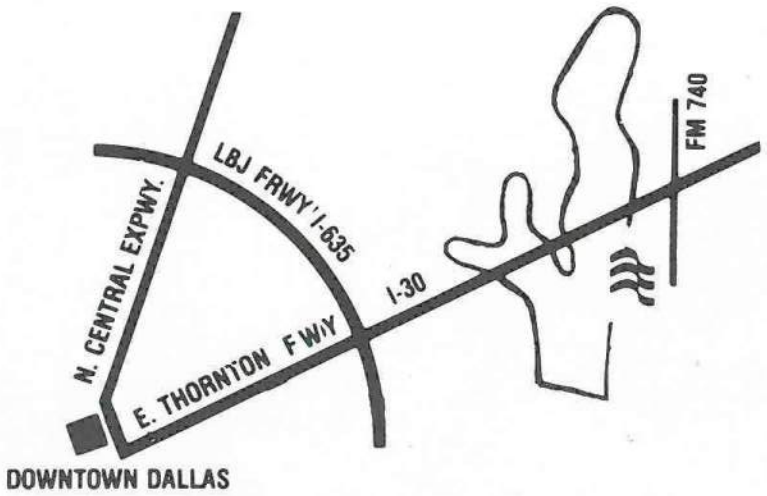
SPYGLASS HILL at CHANDLERS LANDING



Luxury Waterfront Living

Lake Ray Hubbard
Rockwall, Texas





22 Miles to Downtown Dallas

SPYGLASS HILL

Chandlers Landing, Rockwall, Texas

Dallas Metro 226-1901

A Development of

American Condominium Corporation of Texas

SPYGLASS HILL at CHANDLERS LANDING

One Story

Two Story

Three Story

PHASE I

PHASE II

PHASE III

FUTURE DEVELOPMENT

HENRY M. CHANDLER DRIVE

HENRY M. CHANDLER DRIVE

TO MARINA

NORTH

PARKING

BOAT STORAGE

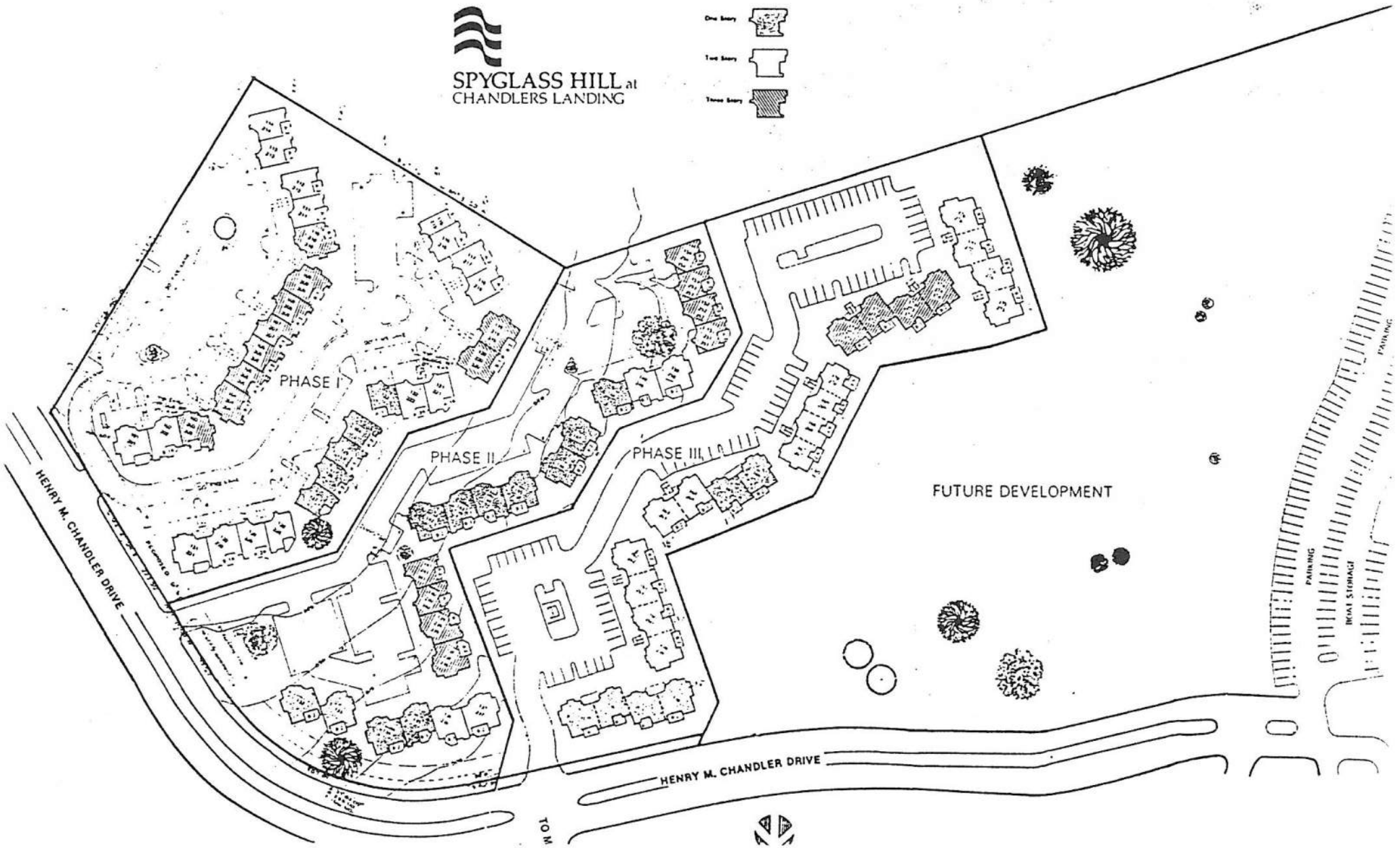
PARKING

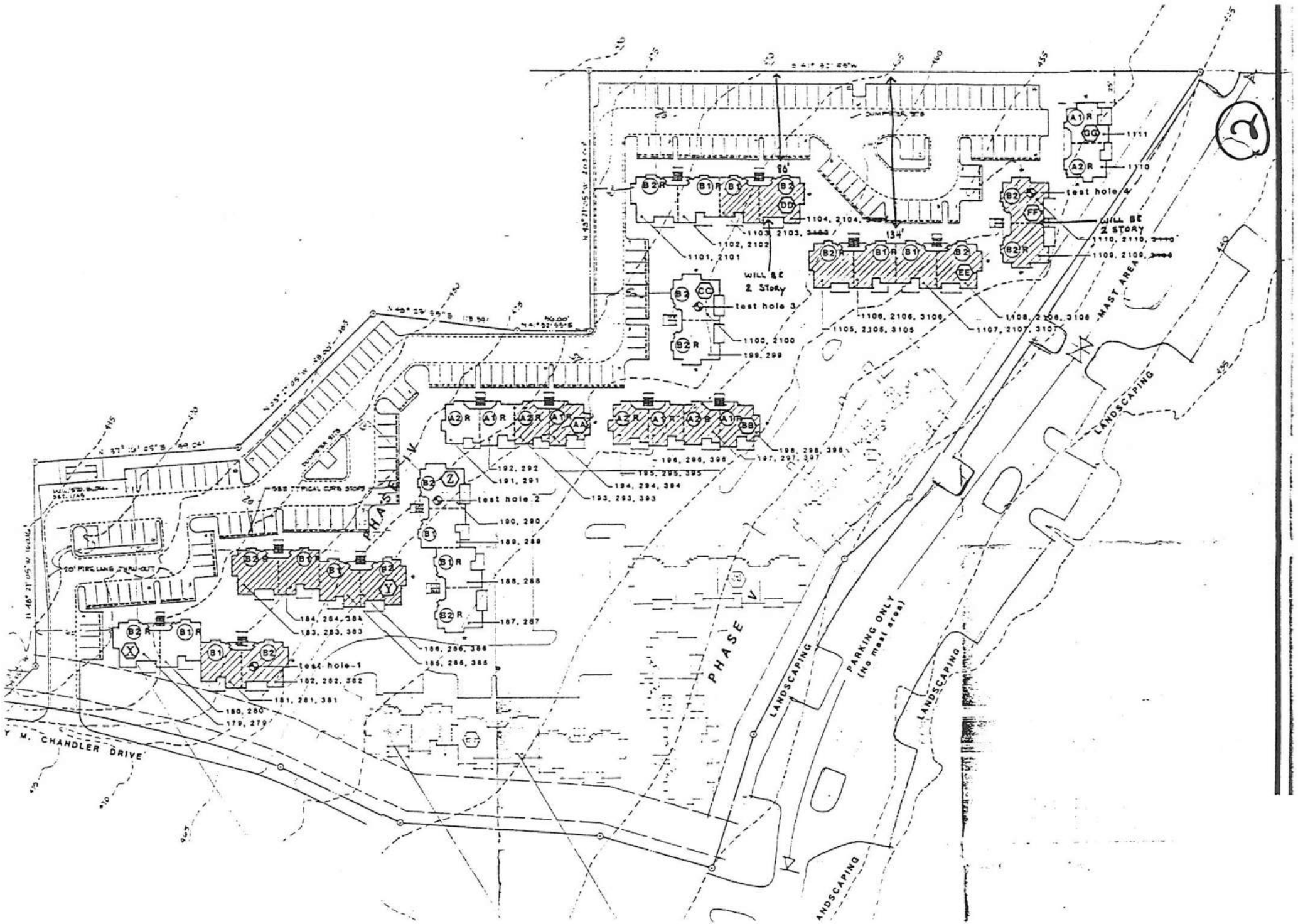
BOAT STORAGE

LAKE RAY HUBBARD

ZERO LOT LINE
AREA REQUIREMENTS

Description	Current Area Reqs. Under Zero Lot Line	Area Requirements Proposed by Developer	Area Requirements Recommended by P&Z
Minimum Lot Area	5,000 sq. ft.	4,200 +/ at 3,600	5,000 ft.
Max. No. of Units/Lots	1	--	1
Min. Sq. Footage/Unit	1,000 sq. ft.	1,700 sq. ft.	1,700
Min. Lot Frontage	50 ft.	40 ft. - 1 exception	50
Min. Lot Depth	90 ft.	90 ft. - 1 exception	90 ft. - 2 exceptions
Front Setback	20 ft. + 1 ft. each over 25	25 ft.	25 ft.
Rear Setback	10 ft.	10 ft.	10 ft.
Side Setback: Zero Side Maint. Easement Abutting Street Abutting Arterial	 0 10 ft. 15 ft. 20 ft.	 0 10 ft. -- --	 0 10 ft. 15 ft. 20 ft.
Maint. Easement	5 ft.	--	5 ft.
Distance Between Buildings	10 ft.	--	10 ft.
Max. Building Coverage	50%	50%	50%
Max. Height	30 ft.	30 ft.	30 ft.
No. of Off Street Spaces	2 + 2 Car Garage	2 + 2 Car Garage	2 + 2 Car Garage


SPYGLASS HILL at
CHANDLERS LANDING
PHASE I
PHASE II
PHASE III
FUTURE DEVELOPMENT
HENRY M. CHANDLER DRIVE
HENRY M. CHANDLER DRIVE
PARKING
BOAT STORAGE
PARKING



2
WILL BE 2 STORY
WILL BE 2 STORY
test hole 1
test hole 2
test hole 3
test hole 4
PHASE IV
PHASE V
MAST AREA
LANDSCAPING
LANDSCAPING
LANDSCAPING
LANDSCAPING
PARKING ONLY (No mast area)
20' FIRE LANE THRU-OUT
SEE TYPICAL CURB STOPS
DUMPSTER SITE
86'
134'
1101, 2101
1102, 2102
1103, 2103
1104, 2104
1105, 2105, 3105
1106, 2106, 3106
1107, 2107, 3107
1108, 2108, 3108
1109, 2109
1110, 2110
1111
1110
1100, 2100
199, 299
192, 292
191, 291
190, 290
189, 289
188, 288
187, 287
186, 286, 386
185, 285, 385
184, 284, 384
183, 283, 383
182, 282, 382
181, 281, 381
180, 280
179, 279
193, 293, 393
194, 294, 394
195, 295, 395
196, 296, 396
197, 297, 397
198, 298, 398

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 8-10-92

Name of Proposed Subdivision Marina Village

Name of Subdivider Wayne Whitmon

Address 905 Trailwood Dr. Hurst, Tx. 76052 Phone 771-2949

Owner of Record Same

Address _____ Phone _____

Name of ~~Land Planner~~/~~Surveyor~~/Engineer HAROLD L. EVANS

Address P.O. Box 28355 Dallas Tx 75228 Phone 328-8133

Total Acreage 6.888 Current Zoning MF

No. of Lots/Units 39-41

Signed _____

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

Provided or Shown On Plat	Not Applicable	
✓		A. Vicinity map
✓		B. Subdivision Name
✓		C. Name of record owner, subdivider, land planner/engineer
✓		D. Date of plat preparation, scale and north point

II. Subject Property

✓		A.	Subdivision boundary lines
✓		B.	Identification of each lot and block by number or letter
✓		C.	Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization (turn lanes)
✓		D.	Proposed land uses, and existing and proposed zoning categories
✓		E.	Approximate acreage
✓		F.	Typical lot size; lot layout; smallest lot area; number of lots
✓		G.	Building set-back lines adjacent to street
✓		H.	Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
	✓	I.	Location of City Limit lines, contiguous or within plat area
✓		J.	Location and sizes of existing utilities
✓		K.	Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction

III. Surrounding Area

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

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

Taken by_____ File No._____

Date_____ Fee_____

Receipt No._____

Mc CORMICK GROUP, INC.
817-268-5101

September 1, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

At the August 27 meeting, the Planning and Zoning Commission recommended for approval my request for land use change. However, with the recommendation, they also placed some conditions. Some of these conditions are acceptable with slight modification; some are not acceptable at all. Following are the conditions that were recommended, and the acceptable modification:

(1) - Lots 24-27 shall not exceed an elevation of 508'

Modified to: Lots 23-27, nearest view affected condo first floor elevation is 496'

(2) - Lot 23 shall not exceed an elevation of 504'

Modified as above.

- Lot 22 shall not exceed an elevation of 498'

Modified to: Structure shall not exceed an elevation of 504'. Nearest view affected condo first floor elevation is 492'.

- Lot 20-21 shall not exceed an elevation of 494'

Modified to:

Lot 20 structure shall not exceed an elevation of 494'
Lot 21 structure shall not exceed an elevation of 498'
nearest view affected condo first floor elev. 486'

I cannot state strongly enough that the conditions placed on Lots 16, 17, & 18 are totally unacceptable and unreasonable. I am willing to abide by the conditions on Lots 20 thru 27 as I have modified them, and respectfully request that no conditions be placed on Lots 16-18 other than is in the city zoning ordinances.

905 Trailwood
Hurst, Texas 76053

I would like for the Council to approve the land use change request as I have outlined above, even though it is legal opinion that the PLanning and Zoning Commission has usurped a power that is not in the city ordinance.

Sincerely,

Wayne Whitman

817-268-5101 McCORMICK GROUP, INC. 905 Trailwood Hurst, Texas 76053

Mc CORMICK GROUP, INC.
817-268-5101

September 2, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

The Planning & Zoning Commission has recommended to amend the land use and area requirements for the 6.88 acres comprised of Spyglass Hill #4, Block A, Lot 4, and E, Teal Survey, Tract 134-12 abstract A-207 from 18 units to the acre, multifamily, to 14 units to the acre multifamily.

As owner of this property, if the zero lot line change is not approved per the requested modifications and objections to conditions as stated in my letter to you dated September 1, 1992, I am opposed to the zoning and land use change to 14 units to the acre.

This density change was not requested by any involved property owner, and I feel the change to be arbitrary and unreasonable. The change would mean a reduction of over 20% in potential revenue without compensation.

Sincerely,

Wayne Whitman

cc: Sam Chenault

905 Trailwood
Hurst, Texas 76053

Mc CORMICK GROUP, INC.
817-268-5101

September 3, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

RE: PZ 92-8-Z/PP PD-8 Spyglass Hill

Prior to the last meeting of the Planning and Zoning Commission meeting, I addressed you about the bulletins that had been circulated and my concerns about much of the irrelevent content.

I replied to those bulletins and because the origin was not indicated, I placed a packet at the front door of every unit in Spyglass III, and am sure that most owners received a packet. The packet contained a cover letter, a copy of each bulletin and my rebuttal. A sample packet is enclosed.

I feel that you and the city council should know that to this date, I have not had one phone call or request to meet with anyone.

Sincerely,

Wayne Whitman

WW/js

Enclosure.

905 Trailwood
Hurst, Texas 76053

C&T Prel. Plat on Wayne Whitman

1. Need application & filing fee
2. Need Sub. name
3. Need to discuss access & circulation
4. Asking for no alleys as in rest of Chandler
5. Median break & design of such
6. Need street names
7. All considering the zero set backs as shown on site plan
8. Need to review where the fire wells are going to be required.
9. Angle of intersection needs to be 90° at Henry M. Chandler.

~~what~~ is what about health

homeowners assoc. to maintain

~~to~~ additional off street parking

no driveway cuts on Henry M. Chandler

lots too small = too narrow

form - WS/STS layout w/ P.P.

max height of units

offsite drainage line for full development

fire line to back of bldg

	Elevation Compared to Original Site Plan					Elevation Compared to 12 foot rule (where windows exist)				
	Original El.	Height of St.	Original Top of Roof	Proposed Pad	Top of Roof	1 high pad	Plot to Exceed Pad w/ 30' structure at 12' above pad			Pad adjust
16	465	25	490	469	499-9	473 ~~485~~ +5	478	455	485	-14
17	460	25	485	468	498-13	473 ~~485~~	478	455	485	-13
18	460	25	485	465	495-10	473	478	455	485	-10
19	455	36	491	463	493-2	473	478	455	485	-8
20	457	36	493	466	496-3	473	478	455	485	-11
21	457	~~36~~ 25	482	469	499-17	482	487	464	494	-5
22	460	25	485	472	502	486	491	468	498	-4
23	460	25	485	475	505	492	497	474	504	-1
24	462	36	498	479	509	496 ~~492~~	501	478	508	-1
25	467	36	503	481	511	496	501	478	508	-3
26	464	36	500	483	513	496	501	478	508	-5
27	467	36	503	481	511	496	501	478	508	-3
28	473	25	498	482	512	496	501	478	508	-4 no window uphill
~~29~~										

13 lots original plan

1st floor bldgs w/ views

no ||||||| -7
yes ||||| -5
-1 w/ no windows (28)

4 uncompleted views

2nd floor bldgs w/ views

no ||| -3
yes |||||||||| -10

Items to cover w/ Wayne & PTZ

1. Lower pads 1-5 feet on lots 16-28 as shown

2. Limit height on lots 16-18 to 20 feet

3. Review zero lot line location - not taking advantage of views - transition on lot 27 or not at all

4. Harold - lot 29 + 35 - what are dimensions + looks ~~like~~ like 65' of depth on 29 + 60' on lot 35

5. Need to check on lots 19 + 20 - is that a blank wall at elev. 473?

6. Drive entrances - limited to 1 or 2

7. Need restriction that no access on Henry M. Chandler on lots adjacent to Henry M Chandler

473 + 12 = 485

for 30 ft structure

for ___ structure

top of 12' = 485

	lot 16	= 455 +5 = 460	has 469 (-9)	was	-5 460 ~~470~~ 465 ~~[illegible]~~	(25')
	lot 17	= 455*	has 468 (-13)	was	-5 455 460	(25')
	lot 18	= 455	has 465 (-10)	was	-5 455 460	(25')
485	lot 19	= 455 +6 = 461	has 463 (-2)	was	+6 461 455	(36')
	lot 20	= 455 +8 = 463	has 466 (-3)	was	± 463 457	(36')
494	lot 21	= ~~494~~ 464 -12 = 452	has 469 (-5) -3 -2	was	-5 452 457	(25')
498	lot 22	= 468	has 472 (-4)	was	-5 455 460	(25')
504	lot 23	= 474	has 475 (-1)	was	open to 2nd	
508	lot 24	= 478	has 479 (-1)	was	open to 2nd	
508	lot 25	= 478	has 481 (-3)	was	+6 470 ~~[illegible]~~ 473 464 - 467	(36)
508	lot 26	= 478	has 483 (-5)	was	~~[illegible]~~ 468 47	
508	lot 27	= 478	has 481 (-3)			
508	lot 28	= ~~[illegible]~~ 478	has 482 (-4)			

lot 16 - lower height to 20' + lower pad to 465

lot 17 - lower height to 20' + " " " 465

lot 18 - lower " " " - no change in pad

1769 - ~~30~~ 2170 - 2573

Spy glass Phase 3 = 3.0246 acc

" " " 2 =

Spyglass Hill
#2 - 43 units Chuck Nickson owns 7 units
#3 - 46 units
M are Chuck Nickson - not opposed
need 24 units for a majority

Frederick Chapman - #166
Ronald Bunyford - #159

petition Phase owns 6 opposed
Phase " -

#3 opposed / / /
1 lot, Ropollo 1 lot
3 lots - Rosemary Mullane opposed
2 lots - Jesuit

Water bills for

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Haywood Eason & Associates, Inc. is the owner of a tract of land situated in the City of Heath, Rockwall County, Texas.
BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being the same tract of land described in deed from George M. Jones to the Texas Bank & Trust Company recorded in Volume 119, Page 647, Deed Records, Rockwall County, Texas and being more particularly described as follows:
BEGINNING at a point on the City of Dallas Take Line for Lake Ray Hubbard, said point being a concrete monument stamped T11-3;
THENCE: Along said Take Line North 14° 46' 13" West a distance of 250.06 feet to an iron rod for a corner, said corner being the most Southerly Southwest corner of the Chandlers Landing tract;
THENCE: Along the Southerly line of the Chandlers Landing property North 41° 37' 38" East a distance of 960.37 feet to an iron rod for a corner, and South 89° 26' 37" East a distance of 946.86 feet to an iron rod for a corner, set on the Westerly right-of-way line of F.M. 740;
THENCE: Along said Westerly right-of-way line South 03° 14' 39" East a distance of 249.25 feet to a corner post;
THENCE: North 89° 28' 34" West a distance of 852.13 feet to an iron rod for a corner;
THENCE: South 02° 45' 36" East with a fence line a distance of 741.30 feet to a corner post;
THENCE: South 89° 24' 20" West with a fence line a distance of 685.21 feet to a point for a corner located on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North 49° 06' 00" East with said Take Line a distance of 39.75 feet to a concrete monument stamped T11-2;
THENCE: North 84° 50' 25" West with said Take Line a distance of 102.71 feet to the Place of Beginning and Containing 16.9228 Acres of Land.
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Haywood Eason & Associates, Inc. hereby adopts this plat designating the hereinabove described property as Windward Slope, City of Heath, Rockwall County, Texas, and hereby dedicates to the public use forever the streets shown thereon, and hereby reserves the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time, procuring the permission of anyone. The City of Heath will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this subdivision.
WITNESS MY HAND at Dallas, Texas, this 19 day of October, 1978.
Haywood Eason & Associates, Inc.

By: Haywood Eason

STATE OF TEXAS
COUNTY OF Dallas
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Haywood Eason known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN under my hand and seal of office this 19 day of October, 1978.

Danny E. Osteen
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

NOTARY PUBLIC STATE OF TEXAS COUNTY OF DALLAS

ENGINEER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS HAROLD L. EVANS 2315 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN under my hand and seal of office this 19 day of October, 1978

Danny E. Osteen
Notary Public in and for Dallas, Texas
Commission expires Feb. 23 1979

NOTARY PUBLIC STATE OF TEXAS COUNTY OF DALLAS

Approved: Hugh T. Matthews
Chairman, Planning and Zoning Commission
Date: October 19, 1978

Acknowledged: Clint Hutchins
Mayor, Heath, Texas
Date: 10-21-78

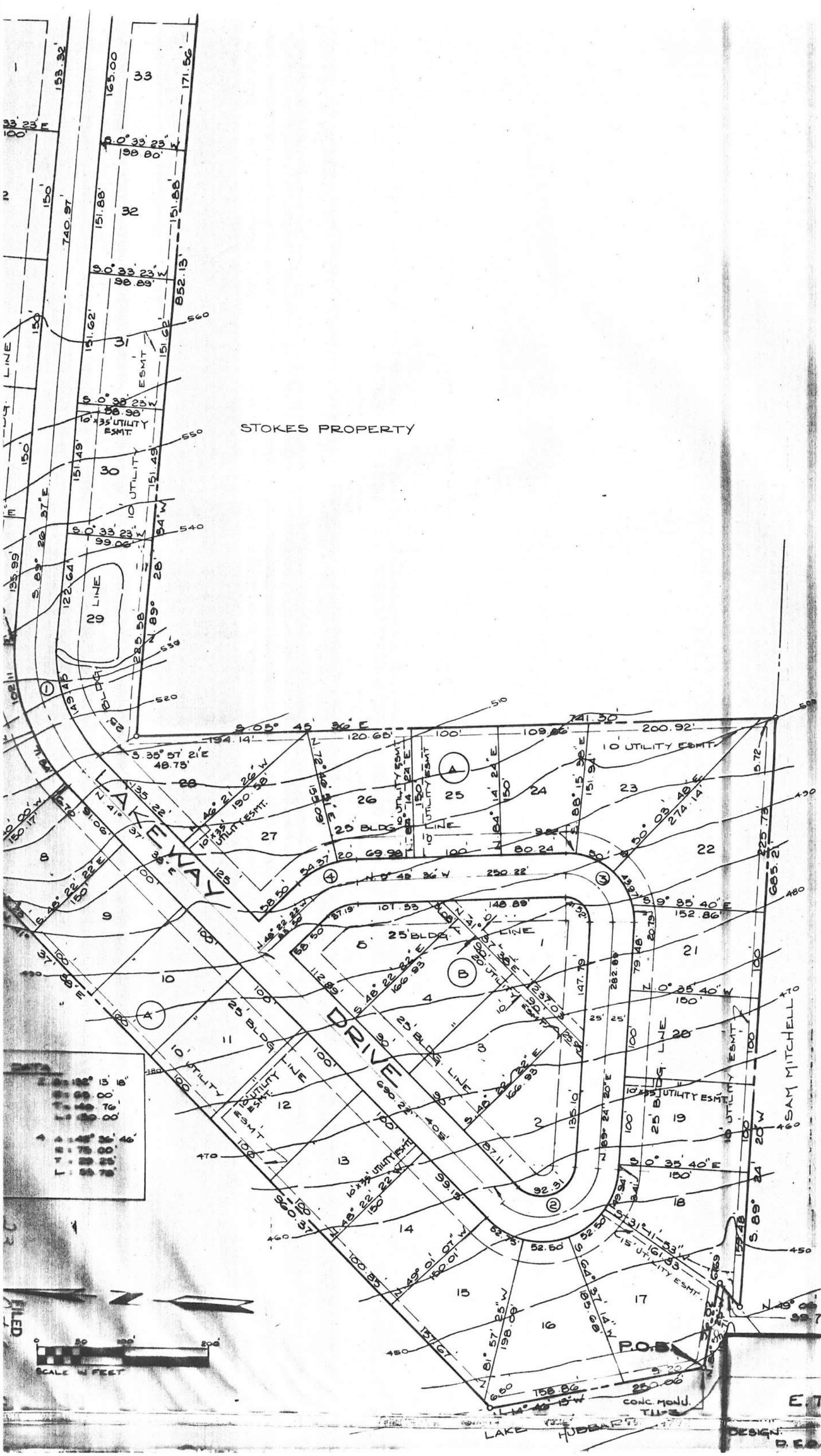
CONDITIONS OF APPROVAL:
This plat has been approved by the Planning & Zoning Commission of the City of Heath, State of Texas, upon the following specific conditions:
1. All development of this property shall be in conformity with the ordinances of the City of Heath and the plans and specifications for this property on file with said Planning & Zoning Commission.
2. Electric service for lots shall be installed underground. No additional power poles shall be installed.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within Ninety (90) days from said date of final approval.
WITNESS MY HAND this 21st day of October, 1978. L. Eileen Terry
City Secretary, City of Heath, Texas

3. No Building Permits will be issued in this addition until streets, drainage, water and sewer improvements are completed and in place.

FILE PLAT
WINDWARD SLOPE
TEAL SURVEY TRACT No 20

CITY of HEATH. ROCKWALL COUNTY, TEXAS.
OWNER
HAYWOOD EASON & ASSOCIATES INC.



WHEREAS, Hayw
BEING a tract or
scribed in deed fr
and being more p
BEGINNING at
THENCE: Along
Southwest corner
THENCE: Along
and South 89° 26
THENCE: Along
THENCE: North
THENCE: South
THENCE: South
Lake Ray Hubbard
THENCE: North
THENCE: North
NOW THEREFORE
That Haywood Eas
Rockwall County,
this plat for the p
the right to remov
or interfere with c
the right of ingres
ing, and either ad
The City of Heath
subdivision.
WITNESS MY HAN
Haywood Eason &

By: Haywo
STATE OF TEXAS
COUNTY OF
Before me, the un
known to me to be
and consideration
GIVEN under my
Danny
Notary Public in a
Commission expire

NOW THEREFORE
That I, Harold L.
shown thereon wer
Harold L. Evans,
STATE OF TEXAS
COUNTY OF DAL
Before me, the un
person whose name
therein expressed.
GIVEN under my
Danny E
Notary Public in a
Commission expire

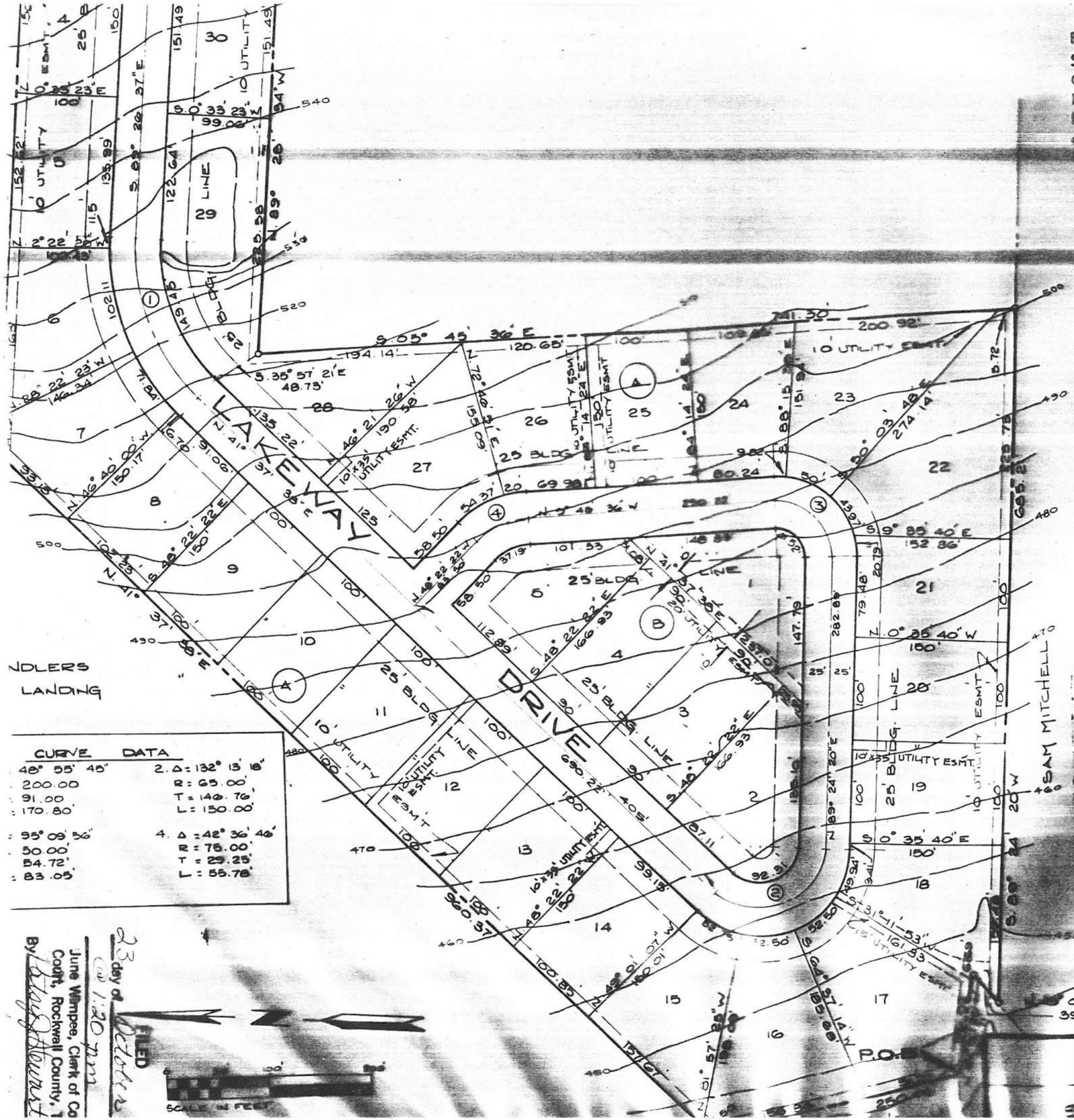
Approved:
Chairma

Acknowledged:
M

CONDITIONS OF
This plat has been
1. All develop
for this pro
2. Electric ser
This approval shall
within Ninety (90)
WITNESS MY HAN

3. No Buildi

FILE
WINDWAR
E. TEAL SU
DESIGN:
D.E.D.
D. MATHE



CURVE DATA	
48° 55' 45"	2. Δ = 132° 13' 18"
200.00	R = 65.00'
91.00	T = 146.76'
170.80'	L = 150.00'
95° 09' 56"	4. Δ = 42° 36' 46"
50.00'	R = 75.00'
54.72'	T = 29.25'
83.05'	L = 55.78'

FILED
23 day of October
@ 1:20 pm
June Wimpee, Clerk of Co
Court, Rockwall County, T
By [signature]

By: [signature]
STATE OF TEXAS
COUNTY OF Dallas
Before me, the undersigned Notary Public, in and for said County and State, on this da
known to me to be the person whose name is subscribed to the foregoing instrument and c
and consideration therein expressed.
GIVEN under my hand and seal of office this 19 day of October
[signature]
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

ENGINEER'S CERTIFICAT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and
shown thereon were properly placed under my personal supervision.

[signature]
Harold L. Evans, Registered Professional Engineer
STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned Notary Public, in and for said County and State, on this d
person whose name is subscribed to the foregoing instrument and acknowledged to me t
therein expressed.
GIVEN under my hand and seal of office this 19 day of Oct
[signature]
Notary Public in and for Dallas, Texas
Commission expires Feb. 23, 1979

Approved: [signature] Date: Octo
Chairman, Planning and Zoning Commission

Acknowledged: [signature] Date: 10-
Mayor, Heath, Texas

CONDITIONS OF APPROVAL:
This plat has been approved by the Planning & Zoning Commission of the City of Heath
1. All development of this property shall be in conformity with the ordinances of
for this property on file with said Planning & Zoning Commission.
2. Electric service for lots shall be installed underground. No additional power
This approval shall be invalid unless the approved plat for such addition is recorded in
within Ninety (90) days from said date of final approval.
WITNESS MY HAND this 21st day of October

3. No Building Permits will be issued in this addition until streets, drainage, w

FILE PLAT
WINDWARD SLOPE
SECTION No 20
CITY of
HAY

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
SUITE 3300
DALLAS, TEXAS 75202-3714
TELEPHONE: (214) 939-4400
D/FW METRO: 263-1186
TELEFAX: (214) 760-7332

AUSTIN OFFICE
919 CONGRESS AVENUE, SUITE 1060
AUSTIN TEXAS 78701
TELEPHONE: (512) 476-3133
TELEFAX: (512) 476 4640

MONTERREY, MEXICO CORRESPONDENT
QUINTERO Y QUINTERO
ABOGADOS
MARTIN DE ZAVALA 840-3 SUR ESQUINA CON HIDALGO
TELS. 44-07-74 • 44-07-60 • 44-06-56 • 44-06-28 FAX (83) 40-24-54
MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 16, 1992

Alma Williams
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Ms. Williams:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

Very truly yours,

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
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DALLAS, TEXAS 75202-3714
TELEPHONE (214) 939 4400
D/FW METRO 263-1186
TELEFAX: (214) 760-7332

AUSTIN OFFICE
919 CONGRESS AVENUE, SUITE 1060
AUSTIN, TEXAS 78701
TELEPHONE (512) 476-3133
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MONTERREY, MEXICO CORRESPONDENT
QUINTERO Y QUINTERO
ABOGADOS
MARTIN DE ZAVALA 840-3 SUR ESQUINA CON HIDALGO
TELS. 44-07-74 • 44-07-80 • 44-06-56 • 44-08-28 FAX (83) 40-34-54
MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Jim Flinchum
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Flinchum:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

Very truly yours,

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

GODWIN & CARLTON
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STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Jack Pappa
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Pappa:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

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Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

David Elkins
Mayor Pro Tem
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Elkins:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

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Very truly yours,

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Ms. Couch:

Please find enclosed the letters to the City Council members that I discussed with you earlier today. Please include each individualized letter in the appropriate packets. I greatly appreciate your assistance in this concern. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl
Encs.

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

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STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Frank Miller
Mayor
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mayor:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

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Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

bcc: Julie Couch
Assistant City Manager

NEW MAILING ADDRESS:
P.O. BOX 638
ROCKWALL, TX 75087-0638

501 Yacht Club Drive South
Rockwall, Texas 75087
(214) 771-1593

Chandlers Landing Community Association

September 10, 1992

Julie Couch, Assistant City Manager
City of Rockwall
205 West Rusk Street
Rockwall, Tx 75087

Re: Marina Village Development
Environmental Committee Resolution

Dear Ms. Couch,

The Environmental Committee met on Wednesday, September 9, 1992 to discuss the development proposed by Wayne Whitman.

In consideration of the various Chandlers Landing Community Association restrictions, as well as the recommendations presented by the Planning and Zoning Commission, the Environmental Committee has resolved the following:

A. That the grade elevations and setbacks as submitted on the plat dated August 10, 1992 and recently revised September 2, 1992, be approved, except to the extent that items B - E add to or modify.

B. That the 12 foot elevation rule does not apply to lots 1-15.

C. That the 12 foot elevation rule applies to lots 16-27.

D. That the 12 foot elevation rule does not apply to lots 28-36.

E. Lot 23 building elevation not to exceed 508 feet.

We feel this resolution materially conforms to the recommendations approved by the Planning and Zoning Commission. It is our hope that the City Council incorporates this resolution into the final approval of this plat and zoning change.

Please call me should you have any questions.

Sincerely,

Gary E. Josephson
General Manager

GEJ/br

cc: Wayne Whitman
Rosemary Mullane, Spyglass I & III
Cari Ray, Spyglass II
CLCA Environmental Committee Members

September 4, 1992

Dr. Frank Miller
220 Alta Vista
Rockwall, Texas 75087

Dear Dr. Miller:

John Bullock of Rockwall is a personal friend of mine and he suggested that I write you this letter. John said you were open minded and would listen to everyone.

I own the condominium at 259 Henry Chandler Dr. and I'm writing to you in behalf of all owners at Spyglass Hill phase III. On Tuesday, Sept. 8, the City Counsel of Rockwall will vote on a proposal brought about by Mr. Wayne Whitman. Mr. Whitman wants to build zero lot line homes on the land in front of phase III. The zoning and planning committee approved the re-zoning just recently.

We homeowners are not against Mr. Whitman building zero lot line homes. All we ask is that our view not be blocked! If Mr. Whitman's plans are approved as they are now, our views will be blocked.

When Spyglass Hill phase II was built, the views in Phase I were protected. When Spyglass Hill phase III was built, the views in Phase II were protected. Now we need to protect the views in Phase III.

I purchased my condominium in January, 1985, and I had to paid a higher price for my unit because of the view. Other units exactly like mine but not the same view, sold for less. Now 7 years later, my condominium is worth one-half the price I paid, because of the economy. If Mr. Whitman is allowed to block my view, I'm afraid to think what my condominium would be worth? The same is true of all homeowners with a view in Phase III.

Please, please, please require Mr. Whitman to excavate and start the building lower so as not to block anyone's view of our beautiful Lake Ray Hubbard.

Thank you so much for your consideration.

Most sincerely,

Dolores Volkman

Dolores Volkman
259 Henry Chandler Dr.
Rockwall, Texas 75087

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

September 1, 1992

To the Members of the
City Council
City of Rockwall

RE: Spyglass Phase 4, Chandlers Landing

Dear Council Members:

We understand that at your regularly scheduled meeting on Tuesday, September 8, 1992, you will consider the petition by Mr. Wayne Whitman to amend Planned Unit Development No. 8. Mr. Whitman intends to change the use of the property from a condominium development known as the 4th phase of Spyglass to a proposed zero lot line community with approximately 36 lots.

My firm did the architectural work for the Spyglass condominiums, and I am the Owner of a home in Phase 3. As you know Spyglass has three phases, Phase 1 (67 homes), 2 (43 homes), and 3 (46 homes) which were developed from 1982-84 and total 156 homes. The project started at the top of the hill at the entrance to Chandlers and the succeeding phases worked their way down.

The principal amenity for this project as well as much of Chandlers Landing is the lovely view of Lake Ray Hubbard and the Dallas skyline. My architectural firm laid out each home so that some view corridor was available to the uphill property. This was done by spacing and at substantial expense by cutting the grade and using retaining walls for support.

I am writing this letter on behalf of myself, the other 45 homeowners at Spyglass Phase 3 and the home owners in Heath whose homes would also abut Mr. Whitman's proposed development. The concern uppermost in everyone's mind is their view of the lake which if lost would destroy their property values.

We are vitally concerned by Mr. Whitman's development which as presently conceived materially obscures our views. The problem is that the buildings at Spyglass Phase 3 are very close to the property line, some 20 feet, as it was intended that the Spyglass Phase 4 would have a parking lot next to the property line at a lower elevation and that the next set of buildings would be some

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

50 feet back. The plat of Phase 4 was designed to allow view corridors for all units and was so approved in November, 1983 by the Rockwall City Council after heated discussion at that time about this very same issue. The Council insisted at that time that the developer of Spyglass Phase 4 not only allow view corridors for Spyglass Phase 3 (which he had always intended) but also view corridors for the homes in Heath. As a result buildings were moved and the height of buildings reduced before the plan was then approved.

Mr. Whitman's plan calls for a row of zero lot line lots to be right against our property line with only a 10 foot building set back. These small lots when developed with 30 foot high homes will have homes closely in front of the Spyglass buildings and will obscure the views of virtually all first and second floor homes there. See the enclosed cut sections showing what could happen if his plan is accepted as he proposes.

We are not in principal opposed to Mr. Whitman's plan, but we do need to protect our views. The requested zoning change is in a PUD zone which affords the flexibility to make the developer of a piece of property work with existing property owners for mutual benefit. We are asking the Council to give consideration to our views in the spacing of these lots and the building heights just as you did back when Spyglass 4 was approved.

We have been in attendance in great numbers at all of the meetings of the Rockwall Planning and Zoning Commission concerning this matter, and the Commission has expressed concern for protecting our views. Neil Welborn mentioned that she felt condominiums shouldn't be treated any different to single family homes. As you probably recall the City Council protected the views in Harbor Landing (directly across Henry M. Chandler Dr.) by passing an ordinance to enforce the twelve foot rule. We have also consulted with the environmental committee for Chandlers Landing and have been advised that they have requirements pertaining to the development of homes on these lots which affords us protection. These are:

1. a requirement that any building be 20 feet from the rear building line.

2. a requirement that homes on down hill property be limited to a 12 foot roof line from the finished floor of the uphill home.

I enclose copies of the relevant sections of the restrictions at Chandlers Landing along with a drawing showing how this would work to protect the views form the second story on up.

After many meetings it was the recommendation of the Planning and Zoning Commission on August 27th by a vote of 6 to 1 in favor to recommend Mr. Whitman's proposed zero lot line plan provided (1) that he complied with the zero lot line ordinance as far as lot width and (2) provided that any buildings constructed on the downhill lots be limited to a 12 foot roof line from the finished floor of the uphill home.

We support the Planning and Zoning Commission in their recommendation and ask that the City Council so concur.

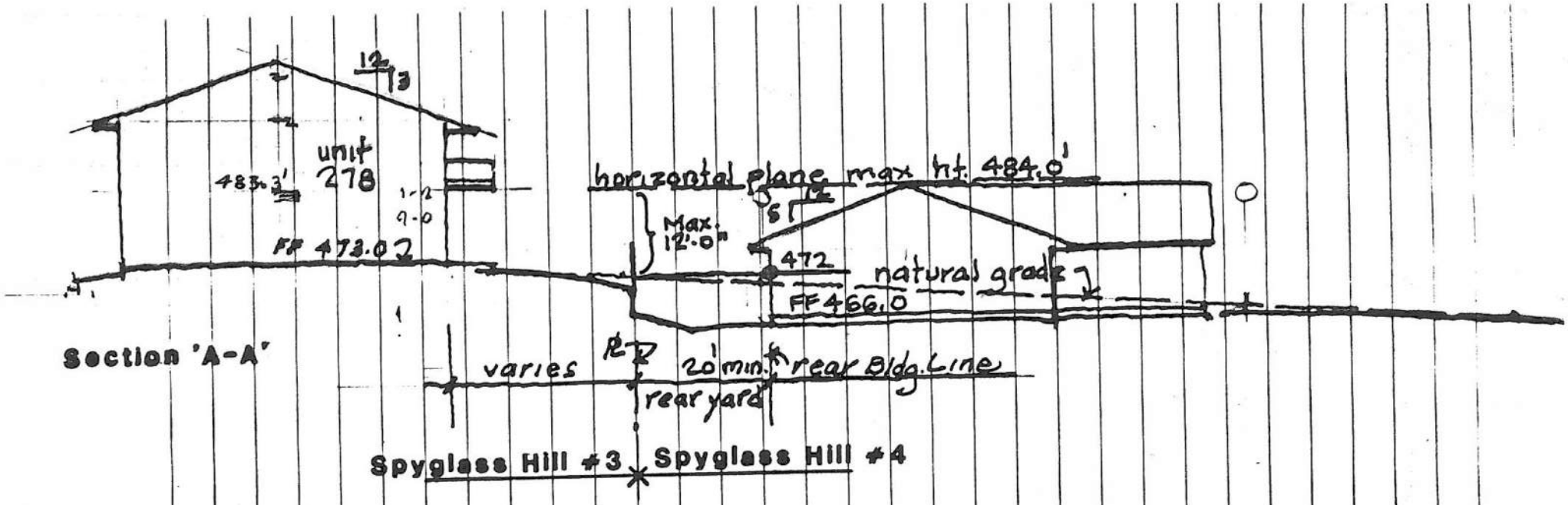
We further ask the Council to require that any building be 20 feet from the rear building line on the uphill lots and that consideration be given to Mr. Whitman's site plan to assure that the first floor units in Spyglass 3 have some view corridor.

If all of these concerns could be addressed we would support Mr. Whitman's proposal wholeheartedly.

As you know Chandlers Landing is a beautifully planned community of which Spyglass is an integral part. The owners love Spyglass because of the open space and the view of the lake. Please help us to preserve the amenity and protect the values of our homes which will be adversely affected if the view is obliterated.

Sincerely,

W. Bryan Thruston, A.I.A.
on behalf of all concerned property owners in Spyglass Phase 3



Section 'A-A'

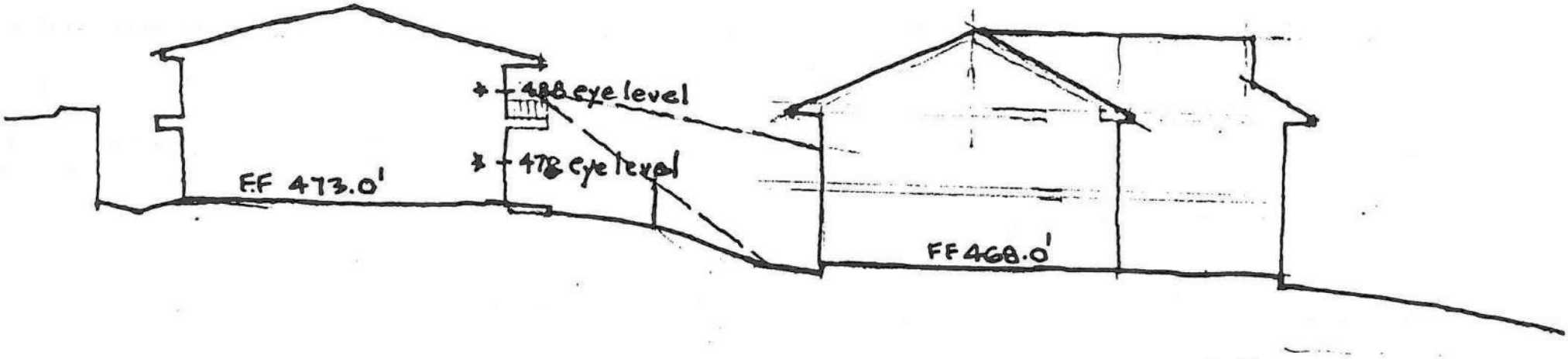
Section 4.03 Architectural Principles and Standards

3. Roof Design. The roof profile should be one characterized by the simplicity of the rolling plains of the area. It should be low profile but not achieving a flat surface.

(a) Height. The vista of each lot is of great importance. On the downhill side of every lot, every reasonable effort will be made to preserve an unobstructed view for any observer whose eye-level is twelve (12) feet or more above the ground. Accordingly, each structure shall be built no higher than the horizontal plane established by measuring twelve (12) feet above the natural elevation at the nearest neighboring front or rear yard line on the uphill side. In no case, however, shall the finish roof of a structure exceed thirty (30) feet in height as measured from the point checked to the original grade of the Lot at that point.

Section 4.02 Site and Landscape Principles and Standards

Rear Yard. The minimum depth of the Rear Yard shall be twenty (20) feet.



AS PROPOSED

NEW MAILING ADDRESS:
P.O. BOX 638
ROCKWALL, TX 75087-0638

501 Yacht Club Drive South
Rockwall, Texas 75087
(214) 771-1593

Chandlers Landing Community Association

August 27, 1992

Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Tx 75087

Re: Chandlers Landing Community Association

Dear Ms. Couch,

This letter is to advise you that we are in discussion with Mr. Wayne Whitman of McCormick Group regarding his intentions to develop the land adjacent to Spyglass Hill Condominiums, formerly Spyglass Hill phases 4 & 5.

We are set to meet with Mr. Whitman on Wednesday, September 9, 1992 and therefore request on his behalf, that the City Council postpone their vote on the proposed rezoning, until after we meet. Mr. Whitman will then be briefed on the building restrictions the Community Association will impose on his proposed development.

Please call should you have any questions.

Sincerely,

Gary E. Josephson

Gary E. Josephson
General Manager

GEJ/br

June 8, 1992

Planning and Zoning Commission
205 W. Rusk
Rockwall, Texas 75087
Attn: Julia Couch:

Dear Commission:

I attended your worksession on May 28th and my consensus is you are going along with the McCormick Group for lower density. I am also for lower density if it can give the ones who live in Spyglass Hill Phase III a view of the lake. But it will have to be much lower than Mr. Whitman wants.

His plans show the houses backing up to the condominiums and the houses so close together that no one will have even a little view of the lake.

Everyone in the Spyglass Hill Condominiums was promised "some view of the Lake" when they purchased their unit. Please reconsider and make Mr. Whitman do what is best for the community.

Sincerely,

Rosemary Mullane

Rosemary Mullane
6103 Volunteer Place
Rockwall, Texas 75087

CITY of HEATH
200 Laurence Dr. Heath, TX 75087
Phone (214) 771-6228

June 8, 1992

The Honorable Frank Miller
Mayor, City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Dear Mayor Miller:

It has come to my attention that the City of Rockwall Planning and Zoning Commission is considering re-zoning a tract of land consisting of approximately 6.9 acres and located below the Spyglass Hill Condos and adjoining Heath's Windward Slope Addition.

According to my information, the old plan being Phase 4 of Spy-glass Hill was to be built 4 feet below grade with structures 80-134 feet from the Windward Slope property line. The property owners in Windward Slope would at least have a slice of the pie view under this arrangement.

The new plan as I understand it is to build garden homes, 2 or 3 stories and only 30 feet from Windward Slope property line. In addition there would be only 10 feet spacing between units. This in effect would create a wall between Windward Slope and the lake, virtually eliminating any view.

I am attaching a petition signed by property owners in the Windward Slope Addition requesting our help in this matter.

Our cities have always worked well together in the past and I would appreciate your consideration in leaving the zoning as it previously was for this tract, or at least working toward a solution that would not completely block our citizens view.

Thank you in advance for your consideration.

Very truly yours,

Charles A. Pratt

Charles A. Pratt, Mayor
City of Heath

Encl.

PETITION

We, the undersigned are in opposition to the zoning change proposed by Mr. Wayne Whitman for the area currently referred to as the fourth and fifth phases of the Spyglass Hill development (PD8). His proposed change to single family zero lot line homes is opposed due to the negative impact of property values of the homeowners of the Windward Slope subdivision caused by the following:

1. The virtual elimination of current lakeviews as well as the lakeviews formerly planned in 1984.

2. Proposed height as high as thirty feet for zero lot line homes.

3. Lot size less than the City of Rockwall minimums.

4. No attempt to protect uphill views by grade changes.

5. Proposed garden homes within twenty feet of our property lines.

6. Insufficient off-street parking.

At first glance the proposed change appears to be desirable - zero lot lines are less dense than multi-family. However, the 1984 planned development (which received much community input from Windward Slope residents) provided buffers of eighty to one hundred thirty feet from our residential property lines and were planned with some below grade construction. The current proposal would in effect build thirty foot brick walls the entire length of our property lines.

The argument that changing the zoning would increase the city of Rockwall's tax base is not valid due to the devaluation of the surrounding property values in the cities of Rockwall and Heath.

Rezoning to zero lot line will reflect a lack of responsible planning. Lack of continuity with the existing zoning will produce patchwork planning. With $350,000 homes being planned within two blocks of this area, another defunct garden home development is not what Rockwall needs.

NAME	ADDRESS	TELEPHONE NUMBER
Mr. & Mrs Carl H. Smith	13 Lakeway Drive	771-1148
Mr. & Mrs. Richard T. Huston	14 Lakeway	771-0408
Mr & Mrs Ray F. Gaddis	16 Lakeway Dr	771-1471
Mr. & Mrs. J. Brian Moyer	29 LAKEWAY DR.	771-2205
MR. & Mrs. Billy Russell	30 Lakeway Dr.	771-4863
Mr. & Mrs. John A. Fratto	31 Lakeway Dr.	771-6461
Philip R. [illegible]	11 Lakeway Drive	771-6301
Shirley Smith	11 Lakeway Dr.	771-6301
Dr Karen and Mr. Stephen André	26 Lakeway	771-1546
Vicki Pritchard	25 Lakeway	771-6967
Gary W. Pritchard	25 LAKEWAY	771-6967
[illegible]	12 Lakeway	771-4822
Michelle Hall	12 Lakeway	771-4822
Mr & Mrs. P.W. Hardin	34 Lakeway	771-0053
Pamela Dendy	22 Lakeway	771-9166
Doug Dendy	"	"
J. Foster	21 Lakeway Dr.	771-8574
Dorothy Foster	21 Lakeway Dr.	771-8574
Harris Hutchberg	20 Lakeway	771-0281
Bonnie H	20 Lakeway Dr.	771-0281
Mr & Mrs Patrick A. Montgomery	18 Lakeway Dr	771-8658

JESUIT

May 11, 1992

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Dear Ms. Couch

As owners of units #103 and #275 in Phase 3 of Spyglass Hill we have been made aware of the rezoning request for phases four and five in Spyglass Hill. We purchased our units because of the restrictions the City of Rockwall required regarding views, lot sizes, building heights, and green space and buffer areas. Because of those restrictions, even in terrible economic times, Spyglass Hill has remained a very desirable location.

Please continue to exhibit the good long term planning common sense you set forth in the original zoning restrictions.

Sincerely,
David Berend

JESUIT College Preparatory School • 12345 Inwood Road • Dallas, Texas 75244 • (214) 387-8707

FREDERICK A. CHAPMAN
8590 SUNSET DRIVE
ORLEANS, MICHIGAN 48865

May 11, 1992

Ms. Julie Couch, Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

Dear Ms. Couch:

As the owner of a condo at 166 Henry M. Chandler Drive in Chandler Landing, I would like to go on record as being opposed to the proposal of Mr. Wayne Whitman before the planning and zoning commission because it would dramatically change the character of Spyglass Hill.

Just as Mr. Whitman wants to utilize his site, many of us purchased our property in Spyglass because of the attractiveness of the community as well as the picturesque view of Lake Ray Hubbard. If proper zoning is doing its job, we property owners should have an expectation that the character and general environment of the area will not be drastically changed.

Approval of the pending plan would not only block our view of the lake, but would essentially lower our property values. This in turn could possibly lower the assessment values.

Just as the City of Rockwall required the original developers of Spyglass phases 1-3 adhere to a revised site plan, it would seem reasonable that Mr. Whitman's proposal meet the same type of site standards. Only a developer benefits from lots that are below the City of Rockwall's minimums -- the property owners end up on the short end of the stick.

Having served on various planning and zoning commissions in different parts of the country, I have yet to see where a community has ever benefitted by letting a project be developed below the zoning standards. You have a reasonably good code now, and Rockwall has developed into a desirable community that attracts upgraded residential housing. Please don't change that pattern now.

Sincerely,

Frederick A. Chapman

cc: Rosemary Mullane

7147 Bucknell Drive
Dallas, Texas 75214
May 6, 1992

Ms. Nell Welborn,
Chairperson Planning & Zoning Commission
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

RE: Zoning Change Proposal
Henry M. Chandler Drive

Dear Ms. Welborn,

This concerns the zoning change application for the property adjoining Spyglass Hill Condominiums on Henry M. Chandler Drive. This matter came before the Commission on April 9, with a continuance scheduled for May 14, 1992. I am writing to express my views as I may not be able to attend the May 14 hearings.

My wife and I own one ground floor unit (#159) in Phase 3 of Spyglass hill. We purchased the property in 1984 and lived in it several years before starting our family. Because of the need for more space, we moved to a house back in Dallas. However, because of the drastic decline in condominium pricing, we were not and still are not, able to sell without a substantial loss which is beyond our means to absorb.

With the beautiful setting and unparalleled view of the lake, we have been able to lease the property continuously at a rental rate that currently covers most of the condo costs. We feel that this property will regain its original value and allow us to either sell it or retain it for personal use.

That is now threatened from a planned development by Mr. Wayne Whitman, who apparently has purchased the land between the lake and Spyglass Hill. As you know, Mr. Whitman plans to construct zero lot line homes, and is proposing heights up to 30 feet. This will, in effect, obliterate the view from my unit as well as most others and those of adjacent single-family homeowners.

I purchased my condo with the understanding that any

projects in front would be restricted to heights or positioning to preserve most of the lake view as required by Chandlers Community Association by-laws.

To give further background to this situation, Mr. Whitman currently owns a unit in Spyglass Hill, Phase III, which he purchased two or three years ago. Mr. Whitman apparently has experienced the harmonic convergence while sitting on his patio enjoying the view, and stated that he felt someone sooner or later will purchase the property in front of him and destroy his view. So he has decided to purchase the property himself, construct a large zero lot line home to live in, then construct other homes to finance and profit from the purchase of the property.

To do this, he will have to build the homes in a dense pattern, and ensure that all his units have lake views to enhance their value. This he hopes to do at the cost of destroying views and values of other properties while preserving the best view for his personal home.

I appeal to your and the commissioners' communitarian sense to restrict this project to a lower density and lower heights, along with a 100-foot buffer between the Spyglass Hill property line and the new project as well as requiring the units to be excavated below grade to preserve the views of those behind the project.

If Mr. Whitman is allowed to construct the project as originally planned, I feel that I and other original condo owners will probably never see a return to original value and can kiss our units good bye and that the single family homes will also see significant drops in their property values. This all adds up to foreclosures, which the City of Rockwall does not need.

Best regards,

Ronald G. Bumford

Ronald G. Bumford
Secretary, Spyglass Hill
Homeowners Association, Phase III

CC: Mr. Brad Buttermore
Chandlers Landing Environmental Committee

cc Planning & Zoning Commissioners

cc Ms. Julie Couch, Asst. City Manager

7147 Bucknell Drive
Dallas, Texas 75214
May 6, 1992

Ms. Nell Welborn,
Chairperson Planning & Zoning Commission
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

RE: Zoning Change Proposal
Henry M. Chandler Drive

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Best regards,

Ronald G. Bumford

Ronald G. Bumford
Secretary, Spyglass Hill
Homeowners Association, Phase III

CC: Mr. Brad Buttermore
Chandlers Landing Environmental Committee

cc: Planning and Zoning Commissioners

ACC DEVELOPMENT CORPORATION

April 17, 1992

Ms. Julie Couch, Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Dear Ms. Couch:

It has come to our attention that Mr. Wayne Whitman is planning to purchase the fourth and fifth phases of the Spyglass Hill development and has brought a rezoning request before the planning and zoning commission. He seeks to rezone the property to a zero lot line use with building heights as high as 30 feet. The matter came before the commission on April 9, 1992 at which time I spoke for our company along with other neighboring property owners about our concerns with the requested change. The planning and zoning commission put the matter out for further study and rescheduled the hearing for May 14, 1992.

As I indicated at the April 9th meeting, my company was the developer of the three existing phases of the Spyglass Hill Condominiums done in the 1981-5 period, and a related company is still the owner of 14 units in Phase 3. Spyglass was designed by our local architect Jerry Stewart with the view of Lake Ray Hubbard being an uppermost consideration. He was given the mandate by our company to insure that every one of the units built would have some view amenity.

Phase 1 consisted of 67 units, phase 2 of 43 units and phase 3 of 46 units. All units were built with the view in mind and presently enjoy such views. Our property owners were informed that this was our design intention and that if we built Phase 4, on which we had an option to purchase the land, our criteria would be to protect the views of Phase 3 as well as giving each unit in Phase 4 a view. When the matter came up for hearing before the City of Rockwall planning and zoning commission in 1984, we had then many of the owners to our south in the adjoining Windward Slopes development also raise their concerns about their views, and the City of Rockwall made us redesign our site plan to move our buildings back some 80 to 130 feet from their property lines to protect their views, which we did.

Some of these same owners in Windward Slopes also attended the meeting on April 9th and expressed the same concerns with the new proposal. We have been informed as well that this property is subject to the planning jurisdiction of Chandlers Landing and that any plans will have to be submitted and approved there. So I am taking the liberty of sending a copy of this letter to that committee as Mr. Buttermore attended the April 9th hearing.

2807 EAST GROVE LANE HOUSTON, TEXAS 77027 713/961-4400

As you know, we had an economic recession in the condominium business by 1985-6 which made it impossible for us to develop Phases 4 and 5 of Spyglass. Subsequently the lender to the Frates Company, which owned the land, foreclosed that land and then, in turn, went bankrupt. That lender was taken over by the RTC which is now selling the land to the petitioner.

I am a developer who is for responsible growth and am not opposed to a zoning change on this property. <u>But I do want a site plan that protects the views of adjoining property owners and thereby the values of their homes.</u> People come to Rockwall, in my opinion, because it offers a serene and peaceful environment with a picturesque view of Lake Ray Hubbard. Destroying this view where it exists not only hurts property values but destroys the incentive that brings people to this wonderful community in the first place.

On the surface the petitioner's request appears to be desirable. Zero lot lines are less dense than multi-family. In reality, however, the proposal made is less favorable than the existing plat. No grade change is proposed to protect uphill views, the lot sizes are less than the City of Rockwall minimums, and the buildings, because of the tightness of the site plan, are proposed to be 2 to 3 stories in height. Whereas we had parking lots to act as buffers from existing buildings, their plan could have building lines within 15 feet of our property lines.

The danger, of course, is that these buildings will obscure the view of our units and those of the other adjoining property by being so close and so high to our units. At the meeting we requested an opportunity to see before the next meeting the new site plan and proposed building locations so that we could be better able to state our views on the specific request. I would request that such site plan be furnished to us prior to the meeting if at all possible and that the City of Rockwall planning department address that concern when the plan is reviewed.

It only seems fair that the petitioners meet the same standards we were required to meet in 1984-5 when we platted this very same property. It makes not only good planning but good sense.

Sincerely,

Charles G. Nickson,
President
cc.
Mr. Brad Buttermore
Chandlers Landing Environmental Committee
501 Yacht Club Drive
Rockwall, Texas 75087

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

August 24, 1992

To the members of the
Planning and Zoning Commission
City of Rockwall

RE: SPYGLASS PHASE 4, CHANDLERS LANDING

Gentlemen:

We understand that on Thursday, August 27 at your work session, you will have presented by Mr. Wayne Whitman a revised site plan of Spyglass Phase 4 showing the lots to be 50 feet wide at the building line. It is apparently your intention to recommend this plan with that change.

As we have mentioned to you at the pubic meeting, we are not against Mr. Whitman's plan but we do need to protect our views. The requested zoning change is in a PUD zone which gives you the flexibility to make the developer of a piece of property work with existing property owners for mutual benefit. We are asking your commission again to give consideration to our views in the spacing of these lots and the building heights.

In this regard, we wish to advise you that we have consulted with the environmental committee for Chandlers Landing and have been advised that they have requirements pertaining to the development of homes on these lots which affords us protection:

1. There is a minimum rear yard requirement that any building be 20 feet from the rear building line.

2. That down hill property be limited to a 12 foot roof line from the finished floor of the uphill home.

I enclose copies of the relevant sections of the restrictions at Chandlers along with a drawing showing how this would work to protect the views from the second story on up. Since these are in effect we would ask that your approval incorporate these requirements and that the City note that any building permits issued at this property be noted to require the approval of Chandlers.

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

As to the first floor views if we could be assured of some view corridor, then our concerns would be assuaged.

Sincerely,



W. Bryan Thruston, A.I.A.
on behalf of all concerned property owners in Spyglass Phase 3
Charles G. Nickson,
President

cc: Charles G. Nickson
Rosemary Mullane
Gary Josephson
Karen Mahoney

AMERICAN CONDOMINIUM CORPORATION

August 15, 1992

Mr. Gary Josephson
Chandlers Landing Community Association
P.O. Box 638
Rockwall, Texas 75087-638

Re: Spyglass Phase 3

Dear Mr. Josephson:

My company was the developer of Spyglass condominiums, and I am the owner of some 14 units in Phase 3. As you are aware, Mr. Wayne Whitman has purchased the land in front of Spyglass Phase 3 and is proposing to amend the existing PUD zoning ordinance to zero lot lines. His site plan, as presently submitted and a copy of which I enclose, intends to plat some 39 lots.

We homeowners at Spyglass Phase 3 are vitally concerned by his development and have been in attendance in great numbers at all of the meetings of the Rockwall Planning and Zoning Commission concerning this matter. The concern uppermost in everyone's mind is their view which, as you know, is a paramount amenity at Spyglass.

The problem is that the buildings at Spyglass Phase 3 are very close to the property line as it was intended that the fourth phase of Spyglass would have a parking lot next to the property line at a lower elevation and that the next set of buildings would be some 50 feet back. The plat of Phase 4 was designed to allow view corridors for all units and was so approved in November, 1983 by the Rockwall City Council.

Mr. Whitman's plan calls for his zero lot line lots to be right against our property line. These small lots when developed with homes will have homes only 20 feet in front of the Spyglass buildings and will obscure the views of virtually all first floor units and, if there are no height limitations, do the same for the second story units. See the enclosed cut sections showing what could happen if his proposed plan is accepted and what we would propose.

2807 EAST GROVE LANE HOUSTON, TEXAS 77027 713/961-4400

As a member of the Chandlers Association and on behalf of all the owners at Spyglass, Phase 3, I would petition the Association to enforce the 30 foot building height restrictions and the 12 foot view limitation on Mr. Whitman's property which I understand are part of the deed restrictions. I understand that the 12 foot rule restricts any buildings down a hill from exceeding 12 feet in height as measured from the finished floor elevation of the building they will be built in front of. The idea being that a two story uphill house would not have its view obscured from the second floor.

We would also ask the Association, if possible, to impose some obligation to allow view corridors so that the first floor units in Spyglass Phase 3 could have some view, as well.

We understand that this coming Wednesday the Environmental Committee for the Chandlers Landing Association will be meeting with Mr. Whitman to discuss his plan.

As you know Chandlers is a beautifully planned community of which Spyglass is an integral part. The owners love Spyglass because of the open space and the view of the lake. Please help us to preserve this amenity and protect the values of our homes which will be adversely effected if the view is obliterated.

Could you please send me a copy of the restrictions for Chandlers and outline the relevant provisions referenced above. This matter comes before the Rockwall City Council on September 8th.

Sincerely,

Charles G. Nickson

September 16, 1992

To the Members of the
City Council
City of Rockwall

Dear Council Members:

This letter is to state that the owners of units in Spyglass Hill Condominiums Phase lll are in agreement with the Planning and Zoning Committee recommendation and also the Resolution of the Enviromental Committee of Chandlers Landing.

It is our hope that the City Council Incorporate this into the final approval of this plat and zoning change.

Sincerely,

Rosemary Mullane

Rosemary Mullane

cc: Brian Thurston
Charles Nickson

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

1201 MAIN STREET
SUITE 3300
DALLAS, TEXAS 75202-3714
TELEPHONE: (214) 939-4400
D/FW METRO: 263-1186
TELEFAX: (214) 760-7332

AUSTIN OFFICE
919 CONGRESS AVENUE, SUITE 1060
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MONTERREY, MEXICO CORRESPONDENT
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TELS. 44 07-74 • 44-07-80 • 44-06-56 • 44 06 28 FAX (83) 40-34-54
MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Frank Miller
Mayor
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mayor:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Ms. Couch:

Please find enclosed the letters to the City Council members that I discussed with you earlier today. Please include each individualized letter in the appropriate packets. I greatly appreciate your assistance in this concern. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl
Encs.

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Pat Luby
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Luby:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939 4483

September 15, 1992

George Hatfield
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Hatfield:

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Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 5/29/97

NUMBER OF PAGES (INCLUDING COVER PAGE) 3

TO:

NAME: Sam Chemault

COMPANY:

FAX NUMBER: 771-3538

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

Sam, - please forward a copy of this to Wayne. Let me know is you want to schedule a meeting next week to go over these issues.

Julie

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME:

THANK YOU.

Faxed 5/29
Mailed 5/29

CITY OF ROCKWALL

"THE NEW HORIZON"

May 29, 1992

Wayne Whitman
905 Trailwood
Hurst, Texas 76053

Re: Application for Zero Lot Line Land Use Under PD-8 for 6.88 acres on Henry M. Chandler Drive

Dear Mr. Whitman:

As you are aware, at the last meeting of the Planning and Zoning Commission on May 14 they agreed to, per your request, again continue the public hearing on any changes to the zoning on this property until the next regular meeting on June 11. Your representative, Mr. Sam Chennault was present and he indicated that it was his understanding that you would be ready to present your plan for this property to the Commission at their June meeting. This was the second time the Commission has continued the public hearing at your request.

As we have discussed on several occasions, there is certain information that the Commission will need in order to consider your request. Prior to your initial submission you indicated that you were considering a development similar to the Orleans on the Lake Addition. I indicated to you at our initial meeting that both Orleans On the Lake and your proposed plan did not conform to the current standard Zero Lot Line District requirements but that under PD zoning the area requirements could be different from those in the standard zoning district if it is determined to be appropriate by the Commission and City Council. At that time I indicated that you would need to submit a preliminary site plan and the specific area requirements for your development for consideration at the public hearing along with the land use change under the PD. Your original site plan which was submitted with your application indicated some of the area requirements such as 5 foot side setbacks and lot depths ranging from 75 feet to over 120 feet, and lot sizes ranging from 3,240 sq.ft. to over 5,000 sq.ft. As was indicated at the time of submission, these standards do not conform with the requirements of the standard zero lot line zoning district, but could be considered under PD zoning, which is how the request was advertised.

Under Planned Development zoning an applicant is required to submit the proposed land use, a

preliminary site plan for development, and the proposed area requirements. After reviewing your original preliminary site plan submission, I met with your representative, John Lindsay, and identified several issues that needed to be addressed. To date no additional information has been submitted for the Commission's consideration.

At this point there are several alternatives open to you. If you wish to finalize your submission for a zero lot line development under the current PD zoning the necessary information needs to be submitted to me no later than Friday, June 5 at 1:00 P.M. This will allow time for staff review of the information and inclusion of the information in the agenda packet for the Commission. If you wish to refile a request for a development under the Zero Lot Line Zoning District that conforms to the standard zero lot line classification area requirements a new application will need to be submitted and the existing application withdrawn. If you wish to proceed with your plans for zero lot line development under the PD zoning, but you are unable to finalize your plans at this time you could withdraw your current application and resubmit at a later date. You could request an additional extension, however, I think there would be some hesitation on the part of the Commission to grant an additional continuance.

If the Commission does not, at this time, consider your request for zero lot line use on this tract, they will proceed forward with their consideration of the maximum density under the current multifamily designation. As the land owner you may want to submit comments to the Commission in regard to this proposed change. If you need any additional information or would like to discuss this matter further please give me a call.

Sincerely,

Julie Couch
Assistant City Manager

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 3/30/92

NUMBER OF PAGES (INCLUDING COVER PAGE) 5

TO:

NAME: Barbara Allen

COMPANY: Northcorp Realty Advisors, Inc

FAX NUMBER: (214) 691-4261

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Julie Couch

THANK YOU.

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

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

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

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

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

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

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

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

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

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

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

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

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

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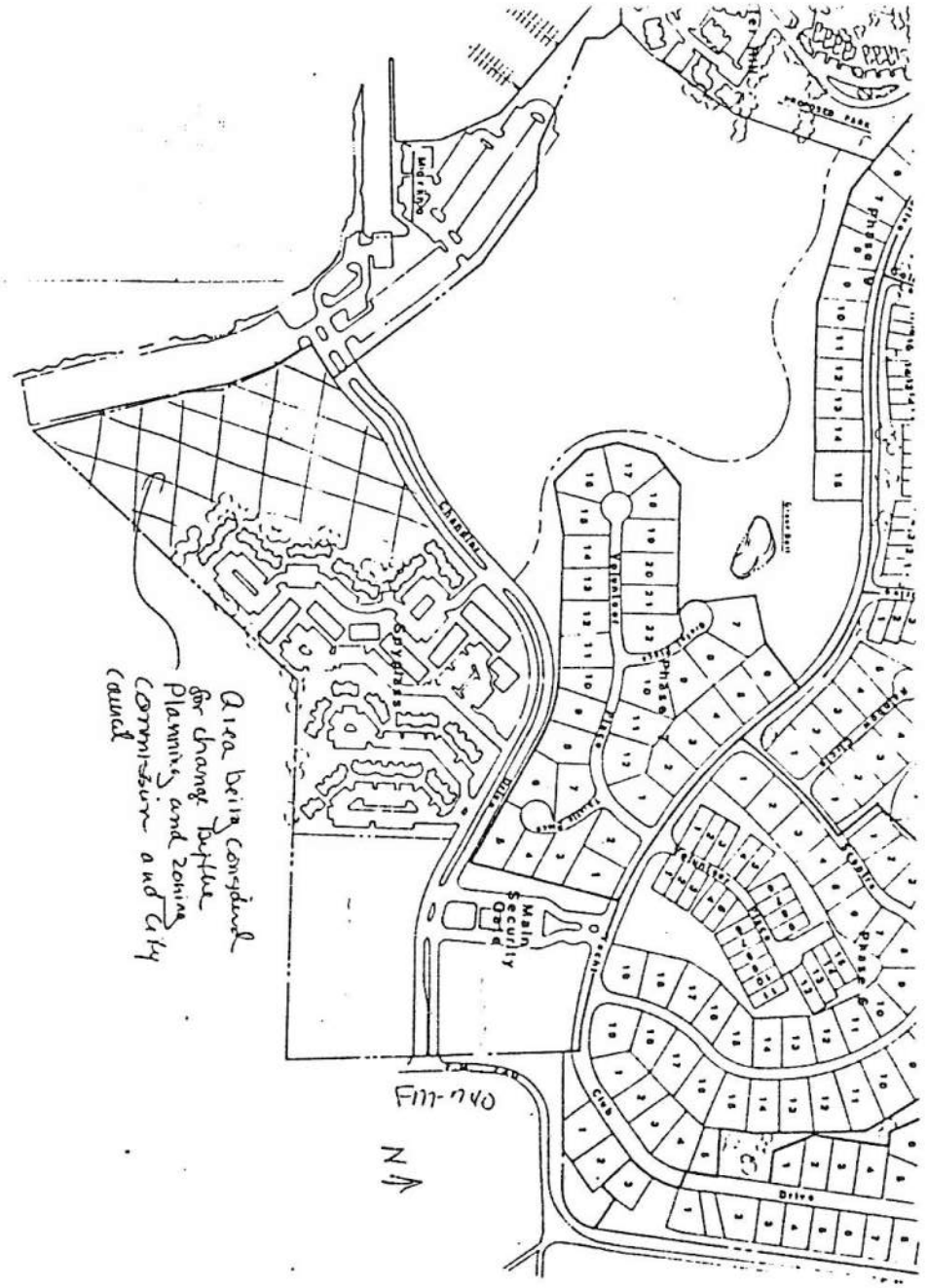
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1040.00 feet, a 1/2" iron stake set for corner;

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



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 _____

PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold public hearings on April 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.

2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.

3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.

4. A change in the Preliminary Plan for PD-8, Planned Development No. 8, regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive.

All interested persons are encouraged to attend.

Attn: Rockwall Chronicle
Please publish this public hearing in tomorrow's edition
of March 25, 1992.

Thanks.

Hilda Crangle
City of Rockwall
771-7700 ext. 103

CITY OF ROCKWALL

"THE NEW HORIZON"

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City Secretary

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Address _____

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

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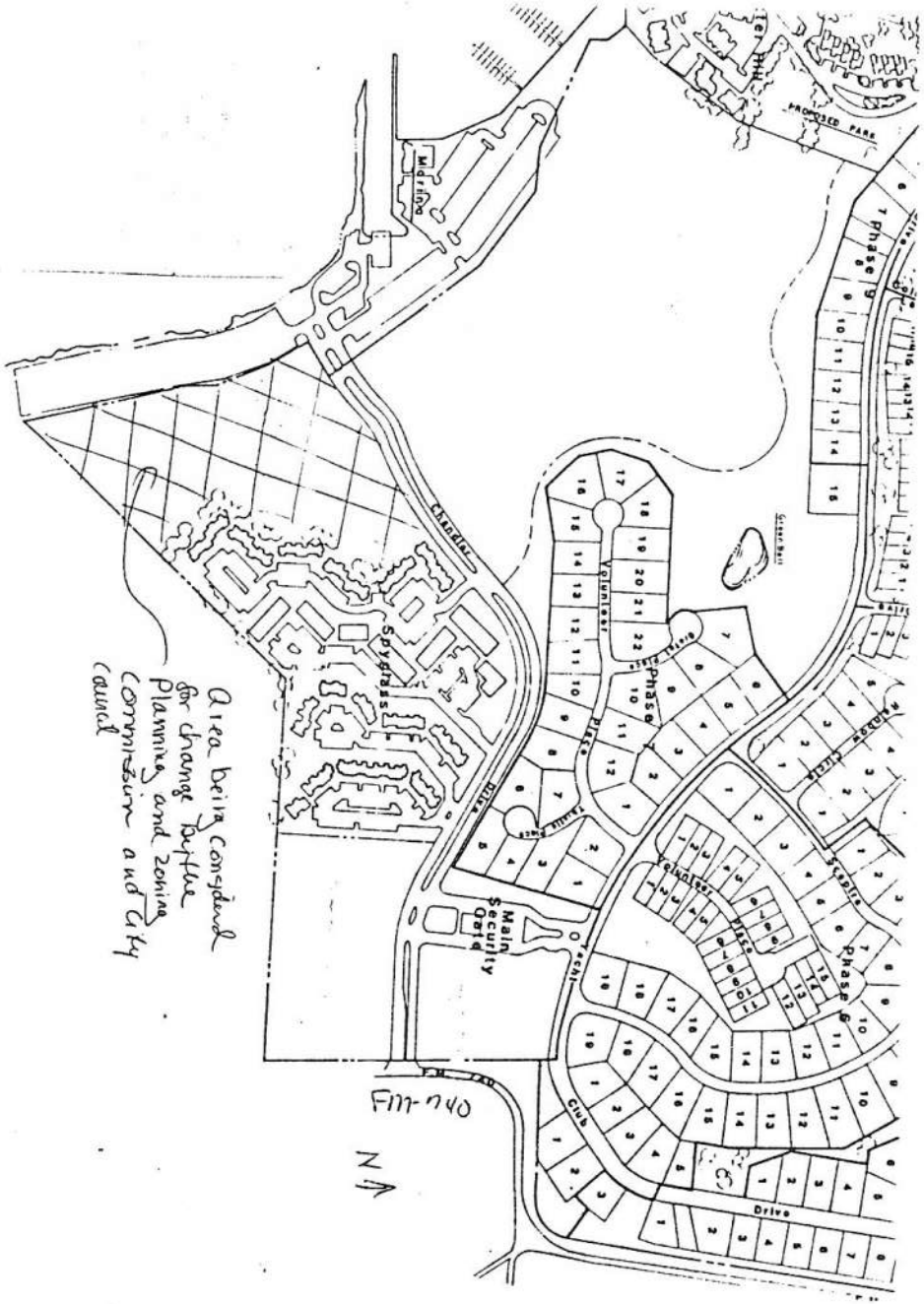


Mc CORMICK GROUP, INC.
817-268-5101

August 27, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

RE: PZ 92-8-Z/PP PD-8 Spyglass Hill Addition
(A.K.A. Marina Village)

At the last meeting of the City of Rockwall Planning and Zoning Commission, the referenced subject was approved by the board. A petition in opposition to the approval of the zoning recommendation was also submitted. For the record, I want to take this opportunity to rebut the claims in the petition, and present the reality of the matter.

1. The remaining 6.88 acres of the already defunct Spyglass development is zoned multi family. Any construction on the 6.88 acres will have an impact on Spyglass III. Certainly less with single family homes.

2. In all of my research of the city ordinances, view was not an article of the ordinances. That is not stated to be callous, but the view over someone's else property is not a part of ownership. However, I have worked with the P & Z board to lessen the impact on the view that a multi family project would impose.

3. Thirty-foot height is in the city ordinance.

4. Again, the city ordinances do not attempt to require excavation of normal grade to insure neighboring views.

5. Chandlers Landing deed restrictions require a twenty-foot rear set-back building line. In theory, a single-family home can be built within twenty feet of the property line.

905 Trailwood
Hurst, Texas 76053

6. The zero lot line single-family homes will have a two-car garage with driveway parking for two cars, typical of a single family neighborhood, twice the parking of a condo unit.

The 6.88 acres of Marina Village are being designed for no more than 40 single-family lots maybe less, by comparison Spyglass III contains 46 units on 3.0246 acres with 94 parking spaces, residency is limited to 3 persons in a one-bedroom unit, and 4 persons in a two-bedroom unit.

Spyglass III H.O.A. levies dues to maintain the landscaping. It would hardly be the intent of Marina Village homeowners to be a detractor of maintenance and landscaping to their own and adjoining property. The petitioners would have you visualize a continuous 30-foot brick wall as opposed to a typical roof line of a single-family residence with 30-foot maximum height. Again, by comparison, a typical building in the approved plan of phase four of Spyglass Hill is 40' X 140', two and three story construction. Now, you can visualize a 30-foot wall.

Construction of multi-family buildings, which is current zoning, certainly should devalue surrounding single-family property. Condominiums in Spyglass III have recently sold for $15,000 to $35,000.

Current zoning allows for over 120 units, multi family, on the 6.88 acres. The approved phase IV plan is for more than 80 units.

The truth is that the opposition has only one concern. View!! There are two concerned parties. One that has the view, and the one that promised the view.

By the way, as best as I can determine, all of the signatures on the petition are of people who do not own any property in Phase III, or their address is in Phase II, and they may not be owners there.

Sincerely,

Wayne Whitman

WW/js

817-268-5101 McCORMICK GROUP, INC. 905 Trailwood Hurst, Texas 76053

SPYGLASS III
UNITS 155-178
259-278
271-374

SPYGLASS HILL at CHANDLERS LANDING

PETITION

WE THE UNDERSIGNED ARE IN OPPOSITION TO THE ZONING CHANGE PROPOSED BY MR. WAYNE WHITMAN FOR THE AREA CURRENTLY REFERRED TO AS THE FOURTH AND FIFTH PHASES OF SPYGLASS HILL DEVELOPMENT (PD8).

HIS PROPOSED CHANGE TO SINGLE FAMILY ZERO LOT LINE HOMES IS OPPOSED DUE TO THE NEGATIVE IMPACT OF PROPERTY VALUES OF THE HOMEOWNERS OF SPYGLASS HILL CONDOMINIUMS(PHASES 1-2-3- CAUSED BY THE FOLLOWING.

1. THE VIRTUAL ELIMINATION OF CURRENT LAKEVIEWS AS WELL AS THE LAKEVIEWS PLANNED IN 1984
2. PROPOSED HEIGHT AS HIGH AS THIRTY FEET FOR ZERO LOT LINE HOMES.
3. LOT SIZE LESS THAN THE CITY OF ROCKWALL MINIMUMS.
4. NO ATTEMPT TO PROTECT UPHILL VIEWS BY GRADE CHANGES.
5. PROPOSED GARDEN HOMES WITHIN 20 FEET OF OUR PROPERTY LINES.
6. INSUFFICIENT OFF STREET PARKING

AT FIRST GLANCE THE PROPOSED CHANGE APPEARS TO BE DESIRABLE--ZERO LOT LINES ARE LESS DENSE THAN MULTI-FAMILY HOWEVER WITH CONDOMINIUMS THE RULES AND REGULATIONS OF THEIR HOMEOWNERS ASSOCIATIONS EXERT CONTROL OVER THE NUMBER OF PEOPLE ALLOWED TO RESIDE IN EACH DWELLING ACCORDING TO ITS SIZE, AS WELL AS THE NUMBER OF VEHICLES PER UNIT.

IN APPRECIATION AND RESPECT FOR THE HOMES AND PROPERTY VALUES OF CHANDLERS LANDING AND WINDWARD SLOPE WE AT SPYGLASS HILL WORK TOGETHER WITH THE COMMUNITY TO KEEP OUR BUILDING AND LANDSCAPE APPEARANCE IN HARMONY WITH OUR NEIGHBORS. THE ORIGINAL INTENT TO ADD PHASES 4 & 5 WOULD HAVE HONORED THE PLAN TO CONSIDER THE VIEW OF ALL NEIGHBORING DWELLINGS. THE CURRENT PROPOSAL WILL IN EFFECT BUILD 30 FOOT BRICK WALLS IN FRONT OF PHASE 3 AS WELL AS OUR WINDWARD SLOPE NEIGHBORS.

THE ARGUEMENT THAT CHANGING THE ZONING WOULD INCREASE THE CITY OF ROCKWALLS TAX BASE IS NOT VALID DUE TO THE DEVALUATION OF THE SURROUNDING PROPERTIES ON ALL SIDES IN THE CITIES OF BOTH ROCKWALL AND HEATH.

REZONING TO ZERO LOT LINE WILL REFLECT A LACK OF RESPONSIBLE PLANNING. LACK OF CONTINUITY WITH THE EXISTING ZONING WILL PRODUCE PATCHWORK PLANNING. WITH $350,000 HOMES BEING PLANNED WITHIN TWO BLOCKS OF THIS AREA THIS DEVELOPMENT AS PLANNED WILL CONTRIBUTE NOTHING TO THE COMMUNITY OTHER THAN OVERCROWDING, CONGESTION AND DECREASING PROPERTY VALUES.

ROCKWALL DOES NOT NEED ANOTHER DEFUNCT GARDEN HOME DEVELOPMENT.

NAME	ADDRESS	TELEPHONE NUMBER
Mr. Mrs. James Lesko	176 Henry M Chandler	771-2911
Andrew Kalz	175 H. M Chandlers	771-5524
[illegible]	275 Henry M. Chandler	771-5524
Allyson Banker	276 Henry M Chandler	771-5529
Walter Clapsaddle	276 Henry M. Chandler	771-5229
Mr. & Mrs. Wm H. Irwin	277 Henry M. Chandler	722-0709
Mr & Mrs. Phil Krodle	177 Henry Chandler	722-2604

MY RECORDS SHOW FOLLOWING SIGNATURES STATUS

UNIT 176 NOT PROPERTY OWNER

" 175 NOT PROPERTY OWNER

276 NOT PROPERTY OWNER

276 " " "

277 NOT PROPERTY OWNER

177 NOT PROPERTY OWNER

NOT IN SPGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Mary Gene Smith	134 Ft. M. Chandler Dr.	771-0626

NOT IN SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Paul Ceasar	338 N. Chandler Rockwall, TX 75087	(214) 771-2517

NOT IN SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
David Gardner	351 H. Chandler Drive	732-8132

NOT in SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Tom & Lynda Hall	239 Hang M Chuckle Dr	771-0532

NAME	ADDRESS	TELEPHONE NUMBER
Sami Loustaunau	1010 N Belthine	288 1081
[illegible]	Mesquite 75149.	

CLASS III

	ADDRESS	TELEPHONE NUMBER
Dwyer	120 Henry Chandler Dr.	771-2038
Lee	119 " " "	771-1418

NOT IN SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Cari Ray	238 Chandler Dr	771-4448
John Hoover	252 "	783-1981

boundaries of the Units or of any Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be the boundaries, regardless of settling, rising, or lateral movement of the building and regardless of variances between the boundaries shown on the plat and those of the building.

The percentage of value assigned to each Unit in the Condominium Project is set forth below and is an arbitrary figure based upon the approximate size of each unit (exclusive of any patio or balcony contained therein) in relation to the others, but nevertheless shall be determinative of the proportionate share of each respective Owner in the Ownership of the Common Elements, the proceeds and expenses of administration and the value of such Owner's vote at meetings of the Association. The total value of the Condominium Project is 100%.

Set forth below are:

A. The letter of the building and each Unit number as it appears on the condominium subdivision plat attached hereto as Exhibit B; and

B. The percentage of value assigned to each such Unit.

UNIT BUILDING LETTER AND UNIT NUMBER	PERCENTAGE OF VALUED ASSIGNED
BLDG. R	
155	2.24
156	2.24
157	2.24
158	2.24
BLDG. S	
159	2.24
160	2.24
161	2.24
162	2.24
259	2.24
260	2.24
261	2.24
262	2.24

BLDG. T		
	163	2.24
	164	2.24
	165	2.24
	166	2.24
	263	2.24
	264	2.24
BLDG. U		
	167	1.86
	168	1.86
	169	1.86
	170	1.86
	267	1.86
	268	1.86
	269	1.86
	270	1.86
BLDG. V		
	171	2.24
	172	2.24
	173	2.24
	174	2.24
	271	2.24
	272	2.24
	273	2.24
	274	2.24
	371	2.24
	372	2.24
	373	2.24
	374	2.24
BLDG. W		
	175	2.24
	176	2.24
	177	2.24
	178	2.24
	275	2.24
	276	2.24
	277	2.24
	278	2.24
TOTAL	46	100.00%

5. So long as Developer owns one or more Unit in the Condominium Project, Developer shall be subject as an Owner to the provisions of this Declaration and Master Deed and Exhibits A and B attached hereto.

Mc CORMICK GROUP, INC.
817-268-5101

August 7, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

Enclosed are bulletins that have been posted above the mail boxes in the mail kiosks of Spyglass I, II, & III.

As you can see, most of the bulletin does not address a zoning issue, and are exaggerated, vague, and inflammatory. Nor is the source identified.

I respectfully ask that our subject on the agenda be strictly adherent to factual, pertinent information. I feel badly that my property subjects you, me, and the board to this mentality.

I want to thank you and the Planning and Zoning Commission for your attention, courtesies, and patience in working with me on this project.

Regards,

Wayne Whitman

WW/js

Enclosures.

905 Trailwood
Hurst, Texas 76053

RESIDENT ALERT !

WARNING!

THE APATHY OF THE AVERAGE CITIZEN IS THE GREATEST WEAPON OF THOSE WHO SEEK TO FORWARD THEIR OWN INTERESTS AND PROFIT AT THE EXPENSE OF OTHERS!

A LETTER SUCH AS THIS WAS POSTED AT EACH MAIL HOUSE IN SPYGLASS 1-2-AND 3. IT WAS"DISCOVERED" AND TORN DOWN ALMOST AT ONCE BY A PERSON OR PERSONS WHO OBVIOUSLY WANT YOU TO BE UNAWARE OF WHAT IS HAPPENING UNTIL IT IS TOO LATE!

DID YOU KNOW THAT A"GROUP"SEEKING QUICK PROFIT HAS PURCHASED THE LAND BETWEEN PHASE 3 AND THE MARINA ??????

TO DATE THERE HAVE BEEN 3 TOWN MEETINGS OF THE ZONING COMMITTEE WITH THE COMMITTEE NOT BEING ABLE TO MAKE A DECISION BASED ON THE NEBULOUS INFORMATION AND VAGUE PLAN INTENT OF THIS GROUP.
ONE LAST MEETING WILL BE HELD ON AUGUST 13 THURSDAY EVENING AT CITY HALL (NEXT TO THE NEW LIBRARY, IN THE BUILDING WHERE YOU PAY YOUR WATER BILLS). THIS WILL BE THE TIME WHEN THE COMMITTEE WILL GIVE A "YES" OR A "NO" ON APPROVAL FOR THESE PEOPLE TO BUILD.

YOU CAN BE A DECIEDING FACTOR!!!!!

THE GROUPS REPRESENTATIVE "FRONT MAN" HAS BEEN QOUTED AS STATING THAT THEY DONT CARE WHAT HAPPENS TO THE SPYGLASS HILL PEOPLE OR IF THEIR DEVELOPMENT DISTROYS OUR BEAUTIFUL VIEW AND SUBSEQUENTLY ALL THAT WE PRIZE ABOUT LIVING HERE.

IT IS OBVIOUS BY THE GROUND LAYOUT THAT THEY WILL HAVE TO BUILD HIGH TO ESTABLISH THEIR OWN VIEW TO SELL! THIS WILL MORE THAN LIKELY WIPE OUT THE VIEW FOR ALL OF PHASE 3, SOME OF PHASE 2 AND POSSIBLY PHASE 1 BUT REGARDLESS, ALL 3 PHASES WILL BE NEGATIVELY AFFECTED!

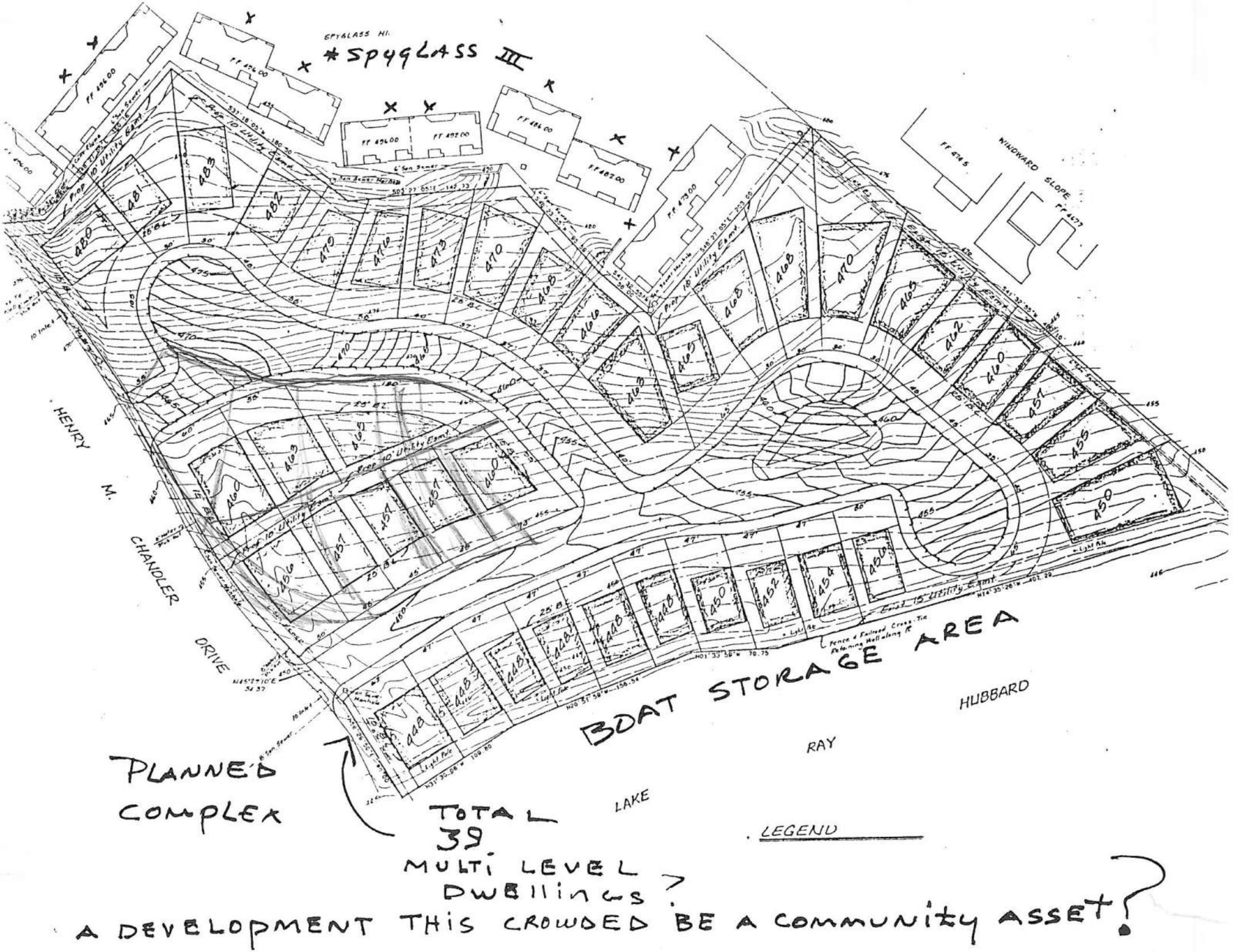
WE WILL BE LOOKING AT A YEAR OF NOISE, BULLDOZERS, CONSTRUCTION CREWS, BLOWING DIRT, INCREASED TRAFFIC AND POLUTION AND A TOTAL DISRUPTION OF OUR COMMUNITY!(IN THEIR LAST STATED PLAN THERE WERE TO BE APROX. 40 HOUSES WITH GARAGES AND APROX. PARKING FOR 4 VEHICLES PER HOUSE. AT MAXIMUM THAT WOULD ACCOMODATE 160 CARS AND EQUALLY AS MANY PEOPLE).
Take a few moments to drive down to the end of Chandler and view the land...observe how they will have to build multi-level to provide a view that tops the boat storage area etc.

THERE ARE THOSE OF US WHO BELIEVE THAT THIS WILL BE A QUICK SALE HIT AND RUN DEVELOPMENT NOT UNLIKE SOME OF THE I-30 GARLAND "DOINGS"

IT IS IMPERATIVE THAT THE TENANTS AND OWNERS OF SPYGLASS IN ALL 3 PHASES ATTEND THE MEETING ON THE 13th. IT IS NOT OUR DESIRE TO KEEP THEM FROM BUILDING BUT WE HAVE A RIGHT TO DEMAND THAT WHAT THEY BUILD IS COMPATIBLE TO THE INVIRONMENT AND IN NON DISRUPTIVE HARMONY WITH OUR ALREADY ESTABLISHED COMMUNITY. WE CAN NOT TOLERATE LESS!!!!

REMEMBER- PLEASE GIVE AN HOUR OF YOUR TIME TO COME AND SUPPORT THIS CRUCIAL ACTION. AUGUST- 13th-THURS....CITY HALL. BE PART OF THE SYSTEM THAT MAKES THINGS WORK !

7:00 P.M.
PLEASE COME EARLY !


SPYGLASS HI
*SPYGLASS III
HENRY M. CHANDLER DRIVE
HUBBARD RAY
LAKE
BOAT STORAGE AREA
WINDWARD SLOPE
LEGEND
PLANNED COMPLEX
TOTAL 39 MULTI LEVEL DWELLINGS?
A DEVELOPMENT THIS CROWDED BE A COMMUNITY ASSET?

RESIDENT ALERT !!!!

GET INVOLVED!

WARNING !!!!!!

RESIDENT ALERT !! RESIDENT ALERT !! RESIDENT ALERT !!

THE APATHY OF THE AVERAGE CITIZEN IS THE GREATEST WEAPON OF THOSE WHO SEEK TO FORWARD THEIR OWN INTERESTS AND PROFIT AT THE EXPENSE OF OTHERS.

1. A SPECIAL INTEREST GROUP SEEKING QUICK PROFIT HAS PURCHASED THE LAND BETWEEN PHASE 3 AND THE MARINA.
2. WE BELIEVE IT IS THEIR INTENT TO BUILD "QUICK SALE - HIT & RUN HOUSING" AND MOVE ON.
3. THEIR FRONT MAN HAS BEEN VERY VOCAL IN STATING THAT THEY DO NOT CARE WHAT HAPPENS TO THE SPYGLASS HILL PEOPLE OR HOW THEIR LIVES AND PROPERTY WILL BE AFFECTED. HE STATES ALSO THAT THEY DO NOT CARE IF THEIR BUILDINGS DISTROY OUR BEAUTIFUL VIEW AND SUBSEQUENTLY ALL THAT WE PRIZE ABOUT LIVING HERE.
4. THEY WILL HAVE TO BUILD HIGH TO ESTABLISH THEIR OWN VIEW TO SELL. THIS WILL RUIN PHASE 3 AND STRONGLY AFFECT PHASE 1 AND 2.
5. WHATEVER HAPPENS IN EITHER OF THE 3 PHASES WILL HAVE STRONG FALL OUT ON THE OTHER TWO. WE MUST STAND UNITED!!!!
6. WE ARE ALL LOOKING AT A YEAR OF NOISE, BULLDOZERS, CONSTRUCTION CREWS BLOWING DIRT, INCREASED TRAFFIC & POLUTION AND A TOTAL DISRUPTION OF OUR COMMUNITY. THEIR LAST STATED PLANS CALLED FOR OVER 40 BUILDINGS WITH GARAGES...THAT AMOUNTS TO POSSIBLY 80 or MORE CARS PLUS !!
7. Take a few moments to drive down to the end of Chandler and view the land....observe how they will have to put in land fill and build multi-level to provide a view that tops the boat storage area. Notice too how close to Phase 3 their stakes have been placed.
8. WE STILL HAVE TIME AND ONE LAST CHANCE TO STOP THIS AND WE NEED YOUR INVOLVEMENT!
   PLEASE MAKE IT A PRIORITY TO ATTEND THE DECIEDING MEETING OF THE ZONING COMMITTEE AT CITY HALL (NOT THE COURTHOUSE- CITY HALL IS NEXT TO THE NEW LIBRARY AND WHERE YOU PAY YOUR UTILITIY BILLS).
9. Date AUGUST 13TH AT 7:00 p.m. THURSDAY EVENING
10. We are in process of drawing up a petition so please get involved while you can still do something positive.
11. Remember WE MUST STAND TOGETHER IN THIS!!!!!

AUGUST 13 - 7:00 PM

Mc CORMICK GROUP, INC.
817-268-5101

March 24, 1992

Ms. Julie Couch
City of Rockwall
Rockwall, TX 75087

Dear Ms. Couch:

The City of Rockwall is considering a zoning change of approximately 7 acres of undeveloped land on the southeast of Chandler Drive at its entrance to Chandler Marina. It is also known as Phase IV & V of Spyglass Hill.

I have contracted to purchase the property and am in the process of boundary and topographical surveys as well as land use design.

So as not to be under the additional stress of dealing with zoning changes on top of project acquisition, design, and use, I respectfully request that the City postpone any public hearing for zoning change for sixty days. An application for zoning change along with preliminary project designs have been submitted to give an initial idea as to our intent.

Thank you for your consideration.

Respectfully,

Wayne Whitman

905 Trailwood
Hurst, Texas 76053

Mc CORMICK GROUP, INC.
817-268-5101

May 8, 1992

Ms. Julie Couch
Asst. City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Ms. Couch:

Since the April meeting of the Planning & Zoning Commission where the 7 acres at the bottom of Chandlers Drive was on the agenda, we have had, on again, off again, delays on closing on the property. I have just had another question that has interrupted this letter and we have worked through to a definite, no reversal, closing this Friday.

Our first offer on this property was in June of 1991, and we have spent a lot of time and money to get to closing, and since the first part of the year, to prepare for zoning and planning. I'm sure you have heard different tales of dealing with the RTC or FDIC and since the April session, I have been reluctant to spend additional money until I had title to the property.

I say all of that to explain that we cannot be fully prepared for the May 14 meeting of the Planning and Zoning commission. We respectfully request one more continuation of our subject on the agenda, and I assure you and the commission that I will be prepared for the June meeting.

Respectfully yours,

Wayne Whitman

905 Trailwood
Hurst, Texas 76053

STB
architects & planners, inc.
architecture & land planning • dallas • 739-8080
Fax No. (214) 739-8083

FACSIMILE TRANSMISSION

Date 2-16-93 Time 10:25am
Job No.
Project

To:

Name Ms. Julie Couch
Company City of Rockwall
Fax No. 771-7727

From:

W. Bryan Thruston

TOTAL NUMBER OF PAGES: 3 (Including Cover Page)

We are sending you the following:

☐ Information ☐ Drawings ☐ Specifications ☐ Contract Documents ☐ Other

Copies	Date	Description
1	2-16-93	Letter
1		Public Notice Form

These are transmitted:

☐ For your approval ☐ For review and comment ☐ As requested ☐ For your use ☐ For your files
☑ For distribution to parties ☐ Other

Remarks:

Please foreward to members of Rockwall Board of Adjustments

If checked below, please:

☑ Advise if you did not receive all of the pages in good condition
☐ Acknowledge receipt of transmission

By: W. Bryan Thruston

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

February 16, 1993

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

RE: Board of Adjustment meeting to discuss height variances for PD-8, Wayne Whitman

Dear Ms. Couch:

This letter is in response to your public notice received on the above mentioned February 18, 1993 Board of Adjustments meeting to consider Wayne Whitman's request for a height restriction variance to the City of Rockwall Ordinance 92-39.

Mr. Whitman's request to amend PD-8 in numerous meetings with both the Planning & Zoning Commission and City Council in 1992 were debated and contested by residents and owners in the Spyglass Condominiums and the homeowners in Heath whose homes would abut Mr. Whitman's proposed development.

The concern uppermost in everyone's mind is <u>their view of the lake</u>- which if lost would destroy their property values.

The Planning & Zoning Commission and the City Council spent months in working out a compromise after careful review of the facts and options for this proposed development. We see no reason to further endanger the value of <u>any</u> of the 156 homes in Spyglass I, II, and III.

The Chandlers Landing Community Association has gone on record to support Ordinance 92-39 on behalf of residents and owners at Spyglass Hill, and we trust that <u>any</u> variance to this ordinance will be <u>denied</u> by the Board of Adjustment.

Thank you for your consideration.

Sincerely,

W. Bryan Thruston, A.I.A.
Owner- Spyglass #278

WBT:ja

cc: Rosemary Mullane

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

RESIDENT ALERT !

WARNING!

THE APATHY OF THE AVERAGE CITIZEN IS THE GREATEST WEAPON OF THOSE WHO SEEK TO FORWARD THEIR OWN INTERESTS AND PROFIT AT THE EXPENSE F OTHERS!

A LETTER SUCH AS THIS WAS POSTED AT EACH MAIL HOUSE IN SPYGLASS 1-2-AND 3. IT WAS"DISCOVERED" AND TORN DOWN ALMOST AT ONCE BY A PERSON OR PERSONS WHO OBVIOUSLY WANT YOU TO BE UNAWARE OF WHAT IS HAPPENING UNTIL IT IS TOO LATE!

DID YOU KNOW THAT A"GROUP"SEEKING QUICK PROFIT HAS PURCHASED THE LAND BETWEEN PHASE 3 AND THE MARINA ??????

TO DATE THERE HAVE BEEN 3 TOWN MEETINGS OF THE ZONING COMMITTEE WITH THE COMMITTEE NOT BEING ABLE TO MAKE A DECISION BASED ON THE NEBULOUS INFORMATION AND VAGUE PLAN INTENT OF THIS GROUP.
ONE LAST MEETING WILL BE HELD ON AUGUST 13 THURSDAY EVENING AT CITY HALL (NEXT TO THE NEW LIBRARY, IN THE BUILDING WHERE YOU PAY YOUR WATER BILLS). THIS WILL BE THE TIME WHEN THE COMMITTEE WILL GIVE A "YES" OR A "NO" ON APPROVAL FOR THESE PEOPLE TO BUILD.

YOU CAN BE A DECIEDING FACTOR!!!!!

THE GROUPS REPRESENTATIVE "FRONT MAN" HAS BEEN QOUTED AS STATING THAT THEY DONT CARE WHAT HAPPENS TO THE SPYGLASS HILL PEOPLE OR IF THEIR DEVELOPMENT DISTROYS OUR BEAUTIFUL VIEW AND SUBSEQUENTLY ALL THAT WE PRIZE ABOUT LIVING HERE.

IT IS OBVIOUS BY THE GROUND LAYOUT THAT THEY WILL HAVE TO BUILD HIGH TO ESTABLISH THEIR OWN VIEW TO SELL! THIS WILL MORE THAN LIKELY WIPE OUT THE VIEW FOR ALL OF PHASE 3, SOME OF PHASE 2 AND POSSIBLY PHASE 1 BUT REGARDLESS, ALL 3 PHASES WILL BE NEGATIVELY AFFECTED!

WE WILL BE LOOKING AT A YEAR OF NOISE, BULLDOZERS, CONSTRUCTION CREWS, BLOWING DIRT, INCREASED TRAFFIC AND POLUTION AND A TOTAL DISRUPTION OF OUR COMMUNITY!(IN THEIR LAST STATED PLAN THERE WERE TO BE APROX. 40 HOUSES WITH GARAGES AND APROX. PARKING FOR 4 VEHICLES PER HOUSE. AT MAXIMUM THAT WOULD ACCOMODATE 160 CARS AND EQUALLY AS MANY PEOPLE).
Take a few moments to drive down to the end of Chandler and view the land...observe how they will have to build multi-level to provide a view that tops the boat storage area etc.

THERE ARE THOSE OF US WHO BELIEVE THAT THIS WILL BE A QUICK SALE HIT AND RUN DEVELOPMENT NOT UNLIKE SOME OF THE I-30 GARLAND "DOINGS"

IT IS IMPERATIVE THAT THE TENANTS AND OWNERS OF SPYGLASS IN ALL 3 PHASES ATTEND THE MEETING ON THE 13th. IT IS NOT OUR DESIRE TO KEEP THEM FROM BUILDING BUT WE HAVE A RIGHT TO DEMAND THAT WHAT THEY BUILD IS COMPATIBLE TO THE INVIRONMENT AND IN NON DISRUPTIVE HARMONY WITH OUR ALREADY ESTABLISHED COMMUNITY. WE CAN NOT TOLERATE LESS!!!!

REMEMBER- PLEASE GIVE AN HOUR OF YOUR TIME TO COME AND SUPPORT THIS CRUCIAL ACTION. AUGUST- 13th-THURS...CITY HALL. BE PART OF THE SYSTEM THAT MAKES THINGS WORK !

7:00 P.M.
PLEASE COME EARLY !

1. THE SPECIAL INTEREST GROUP REFERRED TO IS THIS WRITER AND SOLE OWNER OF THE PROPERTY. AFTER COST OF ACQUISITION AND DEVELOPMENT, THERE SHOULD BE A PROFIT GAIN; HOW QUICK IS UNKNOWN.

2. THE SECOND POINT IS IRRELEVANT AND INFLAMMATORY TO STIR THE EMOTIONS. "WE BELIEVE" MEANS "WE DON'T KNOW," BUT WE SPEAK WITH AUTHORITY!

3. LIE #1
THERE IS NO "FRONT MAN," WHATEVER THAT MEANS, AND "THEY" AS REFERRED TO IS UNKNOWN TO ME, AND I GUESS THAT THE "HE" IS A REFERENCE TO THIS OWNER. THE STATEMENT REFERENCED IS AN INVENTION OF WHOMEVER POSTED THE BULLETIN.

4. LIE #2
THE PROPERTY IS ALREADY APPROVED, AND A BUILDING PERMIT CAN BE ISSUED AT ANY TIME TO BUILD PHASE IV IDENTICAL TO BUILDINGS IN SPYGLASS I, II, & III. SPYGLASS IV IS APPROVED FOR 10 BUILDINGS, 82 UNITS, 165 PLUS CAR SPACES. AS A COMPARISON, SPYGLASS III CONSISTS OF 46 CONDOS ON 3.0246 ACRES WITH 93 SPACES FOR CARS. SPYGLASS PHASE V IS IN ADDITION TO PHASE IV. I CAN BUILD 2 & 3 STORY, 140 FOOT LONG SOLID WINDOW AND BRICK WALL CONDO BUILDINGS, OR ABOUT 40 SINGLE FAMILY DETACHED HOMES IF THE LATTER IS APPROVED. WHAT MAKES MORE SENSE TO YOU?

IT IS NOT A QUESTION IF THE PROPERTY WILL BE BUILT ON. IT IS GOING TO BE DEVELOPED.

6. THE SECOND POINT REFERRED TO QUICK SALE, AND THIS POINT REFERS TO A YEAR OF DEVELOPMENT. I DON'T KNOW HOW LONG IT WILL TAKE TO DEVELOP AND BUILD. THAT IS TWO SEPARATE EFFORTS. THE PROPERTY IS NOT A PARK, NOR IS IT A HORSE RANCH. IT IS ZONED AND APPROVED FOR 18 UNITS OF CONDOS TO THE ACRE. THERE ARE 6.88 ACRES. THAT IS ABOUT 124 TOTAL CONDOS WITH REQUIRED TWO PARKING SPACES PER UNIT PLUS VISITORS PARKING. 228+ CARS!

THAT IS TWO & THREE STORY BUILDINGS UP TO 140 FEET LONG, AND TALLER THAN 35 FEET. MY ZONING REQUEST MEETS THE HEIGHT RESTRICTIONS OF THE CITY ORDINANCE FOR SINGLE FAMILY ZERO LOT LINE DEVELOPMENT.

AMERICAN CONDOMINIUMS CORP. OF HOUSTON, THE DEVELOPERS OF SPYGLASS I, II, & III, ALSO STILL OWN UNITS IN THE THREE PHASES. THEY MUST GET YOU INVOLVED TO PROTECT THEIR INTERESTS AND TO TRY TO KEEP FROM BEING TAKEN TO COURT FOR PROMISES UNKEPT.

7. IT SEEMS THAT EVERYBODY ELSE KNOWS MORE ABOUT THE PROPERTY THAN I DO, OR WHAT CAN BE ENGINEERED FOR THE PROPERTY. THE STAKES ON THE PROPERTY SHOW THE PROPERTY LINES, (THE ONES CLOSE TO SPYGLASS III) AND THE APPROVED BUILDINGS OF SPYGLASS IV. THERE WILL NOT BE ANY LANDFILL BROUGHT IN.

MY INTENT IS TO DEVELOP ABOUT 40 SINGLE FAMILY LOTS, AND BUILD ON ONE OF THESE LOTS. THAT IS HARDLY "HIT AND RUN." BUT THE POINT IS, THAT THE LAND IS FOR SALE, EITHER ONE LOT AT A TIME, OR ALL OF THE PROPERTY AT ONE TIME. MY INVITATION IS BUY THE LAND IF YOU DON'T LIKE MY PLANS, OR PICK THE LOT THAT YOU WANT AND BUILD YOUR NEW HOME.

I refuse to respond to these bulletins in like kind and I refuse to be put in an adversarial position due to someone's else inability, incompetence, or abandonment. The bulletins are abhorently inaccurate, untruthful, and make an effort to put words in my mouth or attribute invented quotes to me. You can see the intelligence of these people by their spelling and what they must think are accurate statements.

I will be happy to meet with anyone or any group, at any time, as many times as asked, within my current appointments, to explain my plans.



Wayne Whitman

MINUTES OF THE PLANNING AND ZONING COMMISSION
February 13, 1992

CALL TO ORDER

Vice Chairman Jim Greenwalt called the meeting to order with the following Commission members present: Dale Morgan, Dennis Mitchell, Andrew Leonie, Robert Wilson, and Carl Mastronardi. Nell Welborn was absent.

MINUTES OF NOVEMBER 14, 1991

Greenwalt made a motion to approve the minutes of November 14, 1991. Mastronardi seconded the motion. The motion was voted on and carried with Leonie and Mitchell abstaining.

MINUTES OF NOVEMBER 26, 1991

Wilson made a motion to approve the minutes of November 26, 1991. Leonie seconded the motion. The motion was voted on and carried with Mitchell abstaining.

MINUTES OF JANUARY 9, 1992

As there was no quorum the minutes were not approved.

P&Z 92-1-Z PUBLIC HEARING AND REQUEST FROM GENE BURKS FOR REZONING OF SF-10 TO GR, AND A CUP FOR CAR WASH, AND PRELIMINARY PLAT ON TRACT OF LAND LOCATED ON SH-205 NORTH OF LIVE OAK

The Vice Chairman opened the public hearing. Couch reviewed the request with the Commission. The Commission heard from property owners who live within 200 feet of the property in question. All stated they are opposed to the car wash being built in that location. Mrs. J. T. Price of 1203 Goliad, Mr. Ronald Kirkpatrick of 1201 N. Goliad, Mrs. Cynthia Seay of 1912 Lakeshore, and Mr. Eugene Nelson of 199 Darrin addressed the Commission and stated their opposition for reasons ranging from increased noise, traffic, pollution of the creek that runs behind the property, and disrupting the flow of homes in the neighborhood. Mr. Gene Burks addressed the Commission and told them he bought the land six years ago as the Thoroughfare Plan showed that Alamo Street would meet SH-66. He told the Commission that he built the Video Village complex on SH-66 and Lakeshore Drive and pointed out the style of architecture in his building and that his new car wash would be built in a pleasing way. Greenwalt closed the public hearing. After some discussion, each Commission member expressed their opposition to this use. Mastronardi made a motion to recommend to the City Council no change in zoning on the 1.7 acre tract of land on SH-205 North of Live Oak. Morgan seconded the motion. The motion was voted on and passed unanimously.

P&Z 90-30-SP/FP CONSIDER RECOMMENDING APPROVAL OF A PRELIMINARY PLAT ON STEGER ADDITION #2, LOCATED ON FM-740

Couch explained to the Commission that the plat has expired as Mr. Welch has been unable to secure the financing prior to the 120 day time limit. She indicated that Mr. Welch plans to finalize financing within the next two to three days and therefore recommends reapproval of the plat. ????? made a motion to approve the plat. ?????? seconded the motion. The motion was voted on and ???

P&Z 91-18-Z APPROVAL OF A PRELIMINARY PLAT ON OAK TREE, A RESIDENTIAL SUBDIVISION LOCATED ON MIMS ROAD

Couch explained to the Commission that several months ago the Commission and the City Council approved a preliminary plat for the Oak Tree Addition. She indicated that since that time the development cannot support the costs that were previously planned for. Couch explained the changes to the plat and recommended that the Commission approve the revised preliminary plat. Morgan made a motion to recommend approval of the preliminary plat with the condition that the developer be responsible for repairing any damage to Mims Road, in addition to escrowing one half of the cost of that portion of Mims Road adjacent to the phase being developed. Leonie seconded the motion. The motion was voted on and passed unanimously.

REVIEW OF PD-2 AND TAKE ANY NECESSARY ACTION

Couch outlined the status of PD-2, approximately 160 acres which includes Lakeside Village and Turtle Cove, and recommended no change to PD-2. After some discussion Wilson made a motion that no change to PD-2 be made at this time. Morgan seconded the motion. The motion was voted on and passed unanimously.

REVIEW OF PD-8 AND TAKE ANY NECESSARY ACTION

Couch outlined the status of PD-8, approximately 285 acres which includes Chandlers Landing, Spyglass Hill, and Harbor Landing. After some discussion, Leonie made a motion to recommend public hearings regarding possible change in multi-family density requirements in PD-8. Mitchell seconded the motion. The motion was voted on and passed with all in favor except for Mastronardi who was against.

ADJOURNMENT

The meeting adjourned at 9:58 p.m.

APPROVED

_____

ATTEST

_____

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: April 9, 1992 **Agenda No:** III. D.

Agenda Item: P&Z 92-8-Z/PP - Hold Public Hearing and Consider Amending PD-8, Planned Development No. 8, to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: City and Applicant, Wayne Whitman

Action Needed: Hold public hearing and take any necessary action.

Background Information:

The Planning ad Zoning Commission had recommended to the City Council as a part of the PD review that public hearings be held on this area of PD-8 to consider reducing the allowed density. The City Council had initiated the process with instructions that hearings were to be held on the matter in April. There is a prospective buyer on the property, Wayne Whitman, and he is interested in changing the approved land use from multifamily to zero lot line. He was aware that public hearings were to be held and I suggested that they submit their proposed changes for consideration at the same time. It did not make sense to notify the property owners of one change and then do it again the following month. He has submitted a preliminary layout which shows lots that are comparable to Orleans on the Lake. They are currently proposing a density of 44 lots as opposed to the 124 units that could be constructed under the multifamily zoning. They have not yet had an opportunity to develop their specific area requirements and they have submitted a request that the Commission continue the public hearing until the next meeting in order to give them time to complete their area requirements as well as a preliminary plat on the property. This seems reasonable because of the limited time they have had to prepare their application.

There may be a number of residents from the area at the meeting. There has been concern expressed in the past about the views that may be affected by any development in this area. We had asked the applicant to provide several cross sections of the area to demonstrate the elevations of the site. These are attached to the site plan. They have also indicated that they are planning to cut the uphill units into the hillside so that the views of the uphill development would be better protected. There are several concerns with the proposed site plan that we have raised with the developer including lot size, lot depth, building height, off street parking, access off of Henry M. Chandler, and side setbacks. The applicant will address those issues more thoroughly with their resubmission, if the hearings are continued.

Attachments:

1. Location Map
2. Site Plan
3. Cross Section

MINUTES OF THE PLANNING AND ZONING COMMISSION
April 9, 1992

Call To Order

Chairman Nell Welborn called the meeting to order with the following Commission members present: Dale Morgan, Dennis Mitchell, Andrew Leonie, and Carl Mastronardi. Jim Greenwalt and Robert Wilson not present.

Minutes of March 12, 1991

Morgan made a motion to approve the minutes of March 12, 1992. Mitchell seconded the motion. The motion was voted on and carried with Welborn abstaining. Jim Greenwalt then entered the meeting.

PZ 92-5-CUP Hold Public Hearing and Consider Request from St. Paul A.M.E. Church for a Conditional Use Permit for a Church in a Residential Zoning Classification Located at 805 Peter Colony

Welborn opened the public hearing. Pastor Robbins of St. Paul A.M.E. Church addressed the Commission and explained his request. Welborn closed the public hearing. After some discussion Morgan recommended approval of the request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification located at 805 Peter Colony. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

PZ 92-6-CUP Hold Public Hearing and Consider a Request from Dr. M. Sealock for a Conditional Use Permit to Allow a Veterinary Clinic in a Commercial Zoning Classification to be Located in the Rockwall Village Shopping Center

Couch outlined the applicant's request. Robert Wilson then entered the meeting. Couch outlined conditions to be met should the Commission recommend approval of a conditional use permit. Welborn opened the public hearing. Dr. Mike Sealock addressed the Commission regarding his request. Dr. Sealock showed the Commission a book of photos and affidavits from various clinics located in shopping centers and also gave a brief summary of his credentials. Dr. Sealock then addressed the Commission's concerns of x-rays, odor, dead animal recovery, and waste.

Delores Conner, owner of Pizza Ghetti located in the shopping center addressed the Commission and spoke in favor of Dr. Sealock's request.

Dr. Joe Quinn, a veterinarian in Mesquite addressed the Commission in favor of Dr. Sealock's request and informed the Commission that he had also gone through the same process with his clinic.

Dr. McNew, D.D.S. who has a dental office in the shopping center addressed the Commission and expressed his opposition to Dr. Sealock's request. He presented a petition with several names expressing their opposition to the clinic.

As there was no one else wishing to address the Commission, Welborn closed the public hearing. After some discussion Wilson made a motion to table action on this item until additional tenants in that building are notified of Dr. Sealock's request. Leonie seconded. Greenwalt recommended that the decision be made now. Mastronardi indicated that the Planning and Zoning Commission should not have to notify tenants. The motion was voted on and failed with Welborn, Morgan, Mastronardi and Greenwalt against. Mitchell then made a motion to table action until the next meeting in order to resolve the issues. Greenwalt seconded the motion. The motion was voted on and failed with Wilson and Morgan against. Mastronardi recommended approval of Sealock's request with conditions. Morgan seconded the motion. Welborn made a motion to recommend the request with conditions but to eliminate boarding of animals. Greenwalt seconded the motion. Greenwalt made a motion to add soundboard all the way to the roof deck. Morgan seconded the motion. The motion was voted on and carried with Mastronardi against. Mastronardi made a motion to recommend approval of Dr. Sealock's request with special conditions. Morgan seconded the motion. The motion was voted on and passed with Mitchell abstaining.

PZ 92-7-FP Hold Public Hearing and Consider a Request from Reubin and Brenda Harle to Replat Lots 5, 7, and 8, Block A of Zion Hills Estates

Couch explained the Harle's request to replat property located within the City's ETJ and their desire to homestead the property as one tract of land. Welborn opened the public hearing. Bob Brown of B.L.S. addressed the Commission and was available to answer questions. Welborn closed the public hearing. Morgan recommended approval of the reqeust from Reubin and Brenda Harle to Replat Lots 5, 7, and 8, Block A. of Zion Hills Estates. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

PZ 92-8-Z/PP Hold Public Hearing and Consider Amending PD-8, Planned Development No. 8, to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Couch outlined the applicant's request. Welborn opened the public hearing. Greenwalt made a motion to continue the public hearing on May 14 but to take comments tonight from those who wish to address the Commission. Wilson seconded the motion. The motion was voted on and passed unanimously.

Chuck Nickson of Houston and the developer of Spyglass 1, 2 and 3 addressed the Commission and expressed his concerns regarding views and indicated he would be in favor of a site plan that protects the views of adjoining property owners.

Ken Blassingame, 260 Chandler Drive indicated that he paid extra money for his view and that

height requirements are needed. He also informed the Commission that he did not receive a notice.

Carl Smith, 13 Lakeway, Heath, Windward Slope is in favor of zero lot line, but wanted to know what the minimum size of homes would be and what the height restrictions would be.

Sam Chenault of 2270 Ridgelake Lane representing RTC and Wayne Whitman told the audience and the Commission that the homes would range from 14-1800 square feet with probable 30 foot heights and that the lots would be 5,000 square feet.

Carl Smith told Mr. Chenault that he wants to see minimum height requirements.

Shirly Smith of 11 Lakeway spoke against the request.

Rob Bamford who owns a condo in Phase 3 asked that Mr. Whitman please consider height requirements for his view.

Rick Garrett owns 10 units on Spyglass 3 and requested all view be protected, but if they cannot be protected he will oppose the request.

Brad Buttermore of the Chandler's Environmental Committee requested that the applicant adhere to deed restrictions.

As there was no one else wishing to address the Commission, Welborn closed the public hearing. Wilson made a motion to continue the public hearing on May 14, 1992 at 7:00. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

<u>PZ 91-2-CUP</u> Discuss and Consider a Request from Robert Ryan for an Amendment to a Conditional Use Permit for a Commercial Amusement Located at Rockwall Village Shopping Center, Suite 491 to Revise the Hours of Operation

Couch outlined Mr. Ryan's request to extend his hours of operation on Fridays and Saturdays until 2:00 a.m. and to be allowed to offer lock-ins and private parties. After some discussion, Morgan made a motion to recommend approval of the request from Robert Ryan to amend the conditional use permit for a commercial amusement located at Rockwall Village Shopping Center to extend the hours of operation on Friday and Saturday nights to 2:00 a.m. for a period of six months, and to recommend approval allowing lock-ins and private parties with the condition that it be limited to persons over 18 years of age and that the facility comply with all laws pertaining to the consumption of alchohol. Leonie seconded the motion. The motion was voted on and passed with Mastronardi abstaining.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

Mastronardi made a motion to table this item. Leonie seconded the motion. The motion was

voted on and passed unanimously.

Adjournment

The meeting adjourned at 9:58 p.m.

APPROVED

_____

ATTEST

_____

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992 **Agenda No:** III. A.

Agenda Item: P&Z 92-8-Z/PP - Continue Public Hearing and Consider Amending PD-8, Planned Development No. 8 to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: City Council, Prospective Buyer Wayne Whitman

Action Needed: Continue public hearing and take any necessary action.

Background Information:

At the last meeting the Commission continued the public hearing in order to provide adequate time for the prospective buyer to finalize his site plan and to submit that information for review. I spoke with Mr. Whitman last Friday and he indicated that the closing had been delayed and he was reluctant to spend any additional funds on the plan until the closing was completed. He has requested an additional continuance of 30 days from the Commission for time to complete the plans. As the Commission is aware this request was submitted by the prospective buyer at this time because the City had also initiated hearings to consider reducing the density to 14 units per acre under the current multifamily zoning. A copy of his request is attached.

To review the application, the original site plan provided for 44 zero lot line lots that generally contain a minimum of approximately 3,600 sq. ft. with lots that are generally 40-50 feet wide and generally 80-100 feet deep, with 5 foot side setbacks. The zero lot line zoning classification requires 5,000 sq. ft. lots with minimum dimensions of 50 ft. and 100 ft, with 10 foot side setbacks. It has been indicated to Mr. Whitman that those area requirements may be varied under PD with justification for doing so. The area requirements that he proposed on his first site plan are very similar to Orleans on the Lake, which was the first zero lot line development in Rockwall and which was done prior to the adoption of the zero lot line classification. The other zero lot line areas in Chandlers Landing range from 4,000 to 5,000 sq. ft. for a minimum lot size with 40 to 50 ft. lot widths and 100 ft. lot depths and 10 side setbacks.

It has been indicated to Mr. Whitman that his revised submission should address the minimum area requirements, the issue of providing some off street visitor parking, and the impact on views of adjacent properties.

The alternatives the Commission has are to continue the public hearing until the next regular meeting, or to close the public hearing and take action on the two issues. While it is an inconvenience to the surrounding property owners to have to attend an additional meeting Mr. Whitman was responding to the zoning hearing initiated by Council, not one initiated by him. If the proposed land use is, in concept acceptable to the Commission it would make sense to permit him time to develop his request. It would be appropriate if you have concerns about the specifics of his original site plan to identify them at the meeting so that Mr. Whitman could address them in his revised submission, if the Commission does intend to continue the hearing.

Attachments:

ROCKWALL PLANNING AND ZONING MEETING
MINUTES OF MAY 14, 1992

CALL TO ORDER

Planning and Zoning Chairman Nell Welborn called the meeting to order with the following members present: Dennis Mitchell, Robert Wilson, and James Greenwalt. Dale Morgan, Andrew Leonie, and Carl Mastronardi were absent.

APPROVAL OF MINUTES

Wilson made a motion to approve the minutes with corrections. Mitchell seconded the motion. The motion was voted on and carried unanimously.

PZ-92-8-Z/PP Continue Public Hearing and Consider Amending PD-8, Planned Development No. 8 to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Sam Chenault addressed the Commission and explained Mr. Wayne Whitman's request to table action on his request, as they need more preparation time. Welborn recommended that the Commission table action. Greenwalt made a motion to continue the public hearing on June 11. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-13-Z Hold Public Hearing and Consider Approval of a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3 and 4, Lakeside Village

Couch explained Lakeside Village Homeowner's Association's request to change the square footage and setback requirements as it applies to undeveloped small townhouse lots. Welborn opened the public hearing. Mr. Robert Massey, 4010 Mediterranean a board member of the homeowner's association addressed the Commission and was available to answer questions. After much discussion, the public hearing was closed. Greenwalt made a motion to continue the public hearing at the June 11 meeting. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-17-Z Consider Approval of Request from Tom Armstrong for a Change in Zoning from "SF-7" Single Family "OF" Office on Property Located at 401 N. Fannin

As the applicant was unable to attend this meeting, Mitchell made a motion to continue the public on June 11, 1992. Greenwalt seconded the motion. The motion was voted on and passed unanimously.

PZ 92-11-Z Hold Public Hearing and Consider Approval of a Request from TMS Manufacturing, Inc. for a Change in Zoning from "C" Commercial to "LI" Light Industrial on Property Located at 1412 Goliad

Couch explained the applicant's request. Welborn opened the public hearing. Judy Van Hemert, President of TMS, Inc. addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of a change in zoning from "C" Commercial to "LI" Light Industrial on property located at 1412 Goliad. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-10-CUP Hold Public Hearing and Consider Approval of a Request from El Jardin Mexican Restaurant, Inc for a CUP for Private Club Located at 1120 I-30

Couch explained the applicant's request. Welborn opened the public hearing. Mr. C. B. Kerbo, General Manager of El Jardin addressed the Commission with his request. Ms. Pilarc, owner of The Rockwall Inn addressed the Commission and expressed her concerns about adequate parking, how late the bar will be open on weekends, and noise. Welborn closed the public hearing. Greenwalt made a motion to recommend approval of a request for a conditional use permit for a private club located at 1120 I-30. Wilson seconded the motion. The motion was voted on and passed unanimously.

PZ 92-14-CUP Hold Public Hearing and Consider Approval of a Request from Wan Fu Chinese Restaurant, Inc. for a CUP for a Private Club Located at 2006 S. Goliad, Suite 218

Couch explained the applicant's request and stated that they meet all requirements. William Ng, owner of Wan Fu addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of a conditional use permit for a private club at Wan Fu Chinese Restaurant. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-15-CUP/Z Hold Public Hearing and Consider Approval of a Request from Doyle Anderton for a Change in Zoning from "A" Agricultural to "HwyC" Highway Commercial and a CUP for a Commercial Amusement and a CUP for Retail Grass Sales Business utilizing Outside Storage on a Tract of Land located on I-30

Couch outlined the applicant's request. Welborn opened the public hearing. Mr. Doyle Anderton addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of the request for a change in zoning from "A" Agriculture to "HwyC" Highway Commercial and to permit 18 months to permanent asphalt or concrete the driveway, and to reduce the drive from a 30 foot radius to that of 20 foot radiuses to be used at the street intersections, and a conditional use permit for a commercial amusement for a driving range and for retail grass sales utilizing outside storage. Greenwalt seconded the motion. Welborn recommended an amendment to the motion to permit 18 months for construction of the driveway and parking lot. Greenwalt seconded the amendment and

recommended that the entrance to the parking area be centered and better identified on the site plan. The amendment was voted on and carried unanimously. The motion as amended was voted on and passed unanimously.

PZ 92-16-CUP/Z Hold Public Hearing and Consider Approval of a Request from Darlene Hawk for a Change in Zoning from "A" Agricultural to "SF-7" Single Family and a CUP for a Guest Quarters on a Tract of Land Located at 1415 Hwy 276

Couch outlined the applicant's request. Welborn opened the public hearing. Darlene Hawk addressed the Commission and was available to answer questions. Welborn closed the public hearing. After much discussion Welborn made a motion to recommend approval for a change in zoning from "A" Agriculture to "SF-7" Single Family and to grant a conditional use permit for guest quarters on a tract of land located at 1415 Hwy 276 with the condition that it not be used as rental property. Mitchell seconded the motion. The motion was voted on and carried with Robert Wilson voting against.

PZ 92-9-FP Consider Approval of a Request from Allen Anderson for a Replat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205

Couch outlined Mr. Anderson's request for a replat and recommended the condition that cross access easements be provided. Greenwalt made a motion to recommend approval of a request from Allen Anderson for a replat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205 with the condition that it contain cross access easements. Wilson seconded the motion. The motion was voted on and passed unanimously.

PZ 92-12-W Consider Approval of a Request from Bennie Daniels for a Waiver to the Parking Lot and Landscaping Requirements for a Tract of Land located at Boydstun and Throckmorton Streets.

Couch explained the applicant's request. Mr. Bennie Daniels addressed the Commission and was available to answer questions. After some discussion, Greenwalt made a motion to recommend approval of Mr. Daniels' request with the condition that three trees be planted in front of the lot in lieu of a masonry wall and that a wooden fence with steel posts be allowed beginning at the front of the building line with a shrub buffer along the fence line on Throckmorton Street, and that an asphalt entrance entering off of Throckmorton Street be included. Welborn seconded the motion. The motion was voted on was approved unanimously.

PZ 92-18-LP Consider Approval of a Landscape Plan for Henry Africa Addition and Take Any Necessary Action

Greenwalt made a motion to table item PZ 92-18-LP to the next worksession date of May 28. Mitchell seconded the motion. The motion was voted on and passed unanimously.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 11, 1992 **Agenda No:** III. A.

Agenda Item: P&Z 92-8-Z/PP - Continue Public Hearing and Consider Amending PD-8, Planned Development Mo. 8, to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: Applicant, Wayne Whitman

Action Needed: Continue public hearing and take any necessary action.

Background Information:

Mr. Whitman has submitted a site plan and a set of proposed area requirements for his proposed zero lot line development between Spyglass Hill and the marina parking area. The general layout is much like the plan originally submitted. He has reduced the number of lots to 40 and the lots are larger than originally shown. He is also proposing a 10 ft. side setback instead of the original 5 ft. setback. The area requirements do not conform to the Zero Lot Line district, as you can see on the attached comparison. They are fairly comparable to other zero lot line phases in Chandlers Landing. Those range in size from 4,000 to 5,000 sq. ft. with 50-60% coverage and 10 ft. side yards.

He has not submitted any information on the proposed finished grade of the development nor what its impact might be on the surrounding existing development. There will be a number of property owners from the surrounding area at the meeting who are concerned about the view issue. The Commission could consider recommending approval or denial of what the applicant has submitted with any conditions identified or request additional information from the developer. If you do wish additional information you would need to either continue the public hearing or table action if you wish to close the public hearing.

Our comments about the site plan are as follows:

1. The lots backing up to Henry M. Chandler Drive need to be restricted to no drive access off of Henry M. Chandler.

2. There is no off street parking provided other than what would be provided on each lot. Generally, in a denser single family development on street parking can be a problem due to the close proximity of driveways. However, in this development the layout is designed to generally single load the streets with lots, which, increases the on street parking opportunities. Some off street parking could be added if the Commission feels that it is warranted.

3. The development has two access points off of Henry M. Chandler Drive, which offers adequate fire access into the development.

4. It is our understanding that the streets would be public streets. They would be constructed to city standards.

The Commission also needs to address the item of reducing the current density. Any necessary action on this item will be dependent on the Commission's action on the zero lot line request.

PD 8
AREA REQUIREMENTS

Description	Current Area Reqs. Under PD 8	Proposed Area Requirements
Minimum Lot Area	5,000 sq. ft.	4,200 +/ at 3,600
Max. No. of Units/Lots	1	--
Min. Sq. Footage/Unit	1,000 sq. ft.	1,700 sq. ft.
Min. Lot Frontage	50 ft.	40 ft. - 1 exception
Min. Lot Depth	90 ft.	90 ft. - 1 exception
Front Setback	20 ft. + 1 ft. each over 25	25 ft.
Rear Setback	10 ft.	10 ft.
Side Setback: Zero Side Maint. Easement Abutting Street Abutting Arterial	 0 10 ft. 15 ft. 20 ft.	 0 10 ft. -- --
Maint. Easement	5 ft.	--
Distance Between Buildings	10 ft.	--
Max. Building Coverage	50%	50%
Max. Height	30 ft.	30 ft.
No. of Off Street Spaces	2 + 2 Car Garage	2 + 2 Car Garage

MEMORANDUM
September 1, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Land Use Change in PD-8 West of Spyglass Hill

History of the Request

Last spring during the PD review the Planning and Zoning Commission recommended to the City Council that hearings be initiated to consider reducing the maximum density on the 6.8 acre tract of land located between the last phase of Spyglass Hill and the marina parking area. This area was originally planned to be developed as the rest of Spyglass Hill generally at a density of 18 units per acre. Our current maximum density under MF-15, the only multifamily zoning district, is 14 units per acre. The Council agreed with the Commission and instructed them to initiate hearings. The hearing was advertised for the Commission meeting in April.

During this same time the property was under contract for sale from the RTC to Mr. Wayne Whitman. He indicated that he was planning to develop zero lot line not multifamily on the tract. He submitted a request for a change in land use under the PD for Zero Lot Line and a proposed set of area requirements. The area requirements proposed did not meet the zero lot line minimum requirements, which is permitted under PD if approved by the Commission and City Council.

Because Mr. Whitman was still in the process of purchasing the property and because he did not want to spend funds planning the site if he was not the purchaser he requested and received several continuances from the Commission. In August the Commission completed their review of the request and their recommendation is discussed in more detail below.

There is considerable interest in this request from both the residents of Spyglass Hill and from Windward Slope to the south in Heath due to the question of views. When Phase 4 of Spyglass Hill was approved in 1984-85 there were some concessions made to view with the design and height of the proposed buildings in Phase 4. The same questions were raised at the public hearing for this proposed development.

Elements and Issues of the Request

A. Change in Land Use

The current land use designation is for multifamily. The application from Mr. Whitman is for zero lot line single family uses.

B. Number of Lots

Mr. Whitman's original site plan contained a total of 44 lots. Under the current zoning a total of approximately 120 units could be constructed. The Commission had requested several changes in the site plan and the final version, a copy of which is attached for Council consideration, contains 36 lots.

C. Area Requirements

Originally, Mr. Whitman had requested approval of a set of area requirements that were not as restrictive as those in the zero lot line district. Attached is a copy of the current area requirements, those originally requested by the developer and those recommended for approval by the Commission. The current plan meets all of the minimum requirements of zero lot line district except for lots 29 and 35. These two lots meet all of the requirements except for lot depth. The Commission has recommended that those two lots be approved as submitted. The maximum height in the zero lot line district is 30 feet and that is what was requested by the developer.

D. Preliminary Plat and View

As indicated, the overriding issue in this request was that of view. The residents of Spyglass Hill and Windward Slope expressed concern of the loss of views if 30 foot houses were to be built. The Commission reviewed the buildings that had been proposed in Phase 4 of Spyglass Hill and compared the view impact with that development to the possible impact of the proposed development. It has been the developer's position that there is no way to develop the land and not impact view to a certain extent due to the topography of the land. The residents of Spyglass Hill have voiced a variety of positions expressing opposition to the project. The most recent request from Bryan Thurston, who owns one of the units above lots 16-18 and who was the architect for Spyglass Hill, requested that the Commission require that the lots meet the 12 foot rule required in the Chandlers deed restrictions.

The Commission had requested the developer to provide a plat that would identify the elevation of the streets and pads within the development as well as identify the floor elevations of the existing buildings. These elevations are shown on the attached plan. The implementation of the 12 foot rule, as interpreted by staff, would result in the lowering of the building pads on the majority of the uphill lots by 1-5 feet. Lots 16-18 would be more adversely affected by the change because the lots would have to be lowered from 10 to 14 feet in order to comply with the requirement. The Commission's recommendation would allow the developer to lower the height of the structures or lower the pad elevation to accomplish the height reduction.

Commission Recommendation

The Commission has recommended the following:

1. That the change in land use from multifamily to zero lot line be approved with the zero lot line development meeting the area requirements submitted by the

developer, except that all of the minimum requirements of the zero lot line district, other than as approved on the preliminary plat, be met. As indicated, a copy of the area requirements are attached.

2. That the preliminary plat be approved as submitted with the following conditions:

   a. That the height of the structures constructed on lots 16-27 not exceed the following elevations:

      Lots 24-27 not exceed an elevation of 508
      Lot 23 not exceed an elevation of 504
      Lot 22 not exceed an elevation of 498
      Lots 20-21 not exceed an elevation of 494
      Lots 16-18 not exceed an elevation of 485

   b. That no driveways shall be permitted on to Henry M. Chandler Drive.

Attached you will find copies of the response from the developer regarding the recommendation of the Commission and a letter from Bryan Thurston, a representative of the Spyglass Hill Assoc. The developer has some strong concerns about the effect of the Commission's recommendations regarding lots 16-18. You will also find a letter from the Chandler's Landing Community Assoc. requesting the Council to delay action on the request until after they have a chance to review the preliminary plat. They are scheduled to meet on Wednesday, September 9 to consider the issue. The public hearing has been advertised for Tuesday, but the Council could certainly continue the hearing or delay action if you want to receive additional input. It may be beneficial for the Council to be aware of the Community Association's position on whether the lots should be required to meet the 12 foot rule. Mr. Whitman has indicated that he is not opposed to delaying action on the request if the Council elects to do so.

The Commission's recommendation made no changes to the lot layout or pad elevations on those lots adjacent to the Windward Slope development. In reviewing the buildings that were proposed to be constructed in Phase 4 of Spyglass Hill, none of those structures would have had a view through the property. All of the structures in Windward Slope are one story buildings and are generally at grade with the lots in the proposed development.

ZERO LOT LINE
AREA REQUIREMENTS

Description	Current Area Reqs. Under Zero Lot Line	Area Requirements Proposed by Developer	Area Requirements Recommended by P&Z
Minimum Lot Area	5,000 sq. ft.	4,200 +/ at 3,600	5,000 ft.
Max. No. of Units/Lots	1	--	1
Min. Sq. Footage/Unit	1,000 sq. ft.	1,700 sq. ft.	1,700
Min. Lot Frontage	50 ft.	40 ft. - 1 exception	50
Min. Lot Depth	90 ft.	90 ft. - 1 exception	90 ft. - 2 exceptions
Front Setback	20 ft. + 1 ft. each over 25	25 ft.	25 ft.
Rear Setback	10 ft.	10 ft.	10 ft.
Side Setback: Zero Side Maint. Easement Abutting Street Abutting Arterial	 0 10 ft. 15 ft. 20 ft.	 0 10 ft. -- --	 0 10 ft. 15 ft. 20 ft.
Maint. Easement	5 ft.	--	5 ft.
Distance Between Buildings	10 ft.	--	10 ft.
Max. Building Coverage	50%	50%	50%
Max. Height	30 ft.	30 ft.	30 ft.
No. of Off Street Spaces	2 + 2 Car Garage	2 + 2 Car Garage	2 + 2 Car Garage

ROCKWALL PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JUNE 11, 1992

CALL TO ORDER

Nell Welborn called the meeting to order with the following members present. Dale Morgan, Dennis Mitchell, Carl Mastronardi, and Jim Greenwalt. Andrew Leonie and Robert Wilson were not present.

APPROVAL OF MINUTES

The minutes of May 14, 1992 were not approved as a quorum was not present.

PZ 92-8-Z/PP Continue Public Hearing and Consider Amending PD-8, Planned Development No. 8 to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Couch explained that this item has been carried over from the past two previous meetings pending information to be submitted by the applicant, and outlined his request. Welborn opened the public hearing. Wayne Whitman, 272 Chandler Drive, the property owner and developer of the 6.88 acres that was formerly a part of Spyglass Hill Addition, Phase 4 addressed the Commission and outlined his request to amend the area requirements of his proposed 40 zero lot line single family lots. He indicated less density, a stronger tax base, less demand on City services, and more economic stability as favorable points and was available to answer questions.

Shirley Smith, 11 Lakeway Drive, addressed the Commission and presented them with a landscape study that Texas A&M students conducted for the Rockwall County Commissioner's Court concerning high density and spoke against Mr. Whitman's request.

Chuck Nickson, the original developer of Spyglass addressed the Commission and indicated that he is not opposed to development of the land but is concerned about how it will be developed regarding views of the lake for surrounding property owners.

Carl Smith, Windward Slope, referred to a petition from Windward Slope residents in opposition to Mr. Whitman's request. He told the Commission that the new plan does not provide for low grade construction, and requested that a view study be required should the Commission approve Mr. Whitman's request.

Charlie Pratt, Mayor of Heath, addressed the Commission and indicated that he had been contacted by Carl Smith about concerns over this issue and asked the Commission to consider rearranging the location of the structures around the view.

Ms. Carrie Ray, 238 Chandler Drive of Spyglass Hill, addressed the Commission and expressed her concerns of increased traffic.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

Welborn suggested the Commission include citizen input on alternative building materials in industrial areas. After some discussion the Commission decided to have a public meeting during the June 25 worksession to allow citizen input on the issue of alternate building materials.

ADJOURNMENT

APPROVED:

_____

ATTEST:

_____

Ken Blassingame, 260 Chandlers addressed the Commission and told them that they live in their condo only on weekends and bought it due to the view of the lake, and expressed his concern over losing the view.

Jim Lebo, a renter at 176 Henry M. Chandler Drive addressed his concerns over losing his view. He indicated that should he lose his view he would move out of that condo.

Mr. Scott of Lakeway Drive in Heath addressed the Commission and expressed his concerns over the view.

Dolores Volkman, 259 Henry Chandler Drive, but whose permanent address is in Dallas, told the Commission that she uses her condo on weekends. She indicated that she purchased it in 1983 and was promised a view and paid extra for it. She expressed concern over the possibility of losing her view, and said that since her property value has already gone down due to a poor economy, it would be worthless should she lose the view.

Vickie Pritchard of 25 Lakeway Drive in Windward Slope addressed the Commission and requested that a view study be done.

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

After much discussion, Greenwalt made a motion to table action on this request until the August 13 meeting to consider amending PD-8, Planned Development No. 8 to amend the land use and area requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207 pending submission from the applicant with regard to area requirements for zero lot line to include 1) a grading plan, 2) a preliminary plat elevation for each lot, 3) typical cross sections for both Windward Slope and Spyglass 3, and 4) a detail of height of structures proposed and 5) use of some creativity to help preserve the views for the aforementioned Spyglass 3 and Windward Slope Addition. Morgan seconded the motion. The motion was voted on and passed unanimously.

PZ 92-13-Z - Hold Public Hearing and Consider Approval of a Request from Lakeside Village Homeowner's Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3, 4 and 5, Lakeside Village

Couch addressed the Commission and told them that at the last meeting the Lakeside Village Homeowner's requested an amendment to the current area requirements as they pertain to minimum square footages of units and the rear setback requirements on certain lots in Phases 1-4, and now wish to have Phase 5 included. She informed the Commission that if the area requirements for townhouse are adopted, the onwer of phase 5 could replat it for smaller lot requirements than exist under current townhouse requirements.

Welborn opened the public hearing. Jack Mathews, President of the Board of the Lakeside Village Homeowner's Association, addressed the Commission and indicated their intent was to

bring area requirements for Phases 1-4 in line with City requirements and it was an afterthought to apply the same area requirements with respect to phase 5.

Mike Ledford, 1950 Hidden Valley, a real estaste broker addressed the Commission with concerns about Phases 1-4 in trying to maintain property values since he has an investor interested in Phase 4.

Welborn closed the public hearing.

After some discussion, Mastronardi recommended approval of the request from Lakeside Village Homeowner's Association for an amendment to the area requirements for PD-2, Planned Development No. 2 on Phases 1-4 to bring the City's ordinance in line with the current homeowners association's deed restriction and adopt the minimum square footage requirements for dwelling units as proposed and eliminate the rear set back requirements as identified. Mitchell seconded the motion. The motion was voted on and passed unanimously.

Mastronardi made a motion to deny without prejudice the request from Lakeside Village Homewoner's Association to amend the area requirements for Planned Development 2, Phase 5 Lakeside Village. Morgan seconded the motion. The motion was voted on and carried unanimously.

PZ 92-17-Z Continue Public Hearing and Consider Approval of a Request from Tom Armstrong for a Change in Zoning from "SF-7", Single Family to "OF" Office on Property Located at 401 N. Fannin

Couch outlined Mr. Armstrong's request. Welborn opened the public hearing. Mr. Armstrong addressed the Commission and was available to answer questions. Welborn closed public hearing.

Mastronardi made a motion to recommend approval of the request from Tom Armstrong for a change in zoning from "SF-7", Single Family to "OF" Office on property located at 401 N. Fannin. Morgan seconded the motion. The motion was voted on and carried with all in favor except for Greenwalt who voted against.

PZ 92-20-CUP/SP Hold Public Hearing and Consider Approval of a Request from Paul Davis for a CUP for a Structure not Meeting the 90% Brick Requirements in the Central Business District Classification on Property Located at the Corner of Alamo and Rusk Street and Approval of a Site Plan

Couch outlined the applicant's request and indicated that they meet all requirements.

Welborn opened the public hearing. Mr. Jim Hendricks, 1602 Ridge Road of Hendricks and Branter Architects addressed the Commission and was available to answer questions. Welborn closed the public hearing. Mastronardi made a motion to recommend approval of a request from

Paul Davis for a conditional use permit for a structure not meeting the 90% brick requirements in the Central Business District classification on property located at the corner of Alamo and Rusk Street and approval of a site plan with the condition that the building material used be similar to the drivet brand of stucco finish, and that both buildings be the same color. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-19-FP Consider Approval of a Request from Raymond Cameron for a Final Plat for Northwood Estates, Phase 1

Couch outlined the request and indicated that it does meet the City's requirements but there are outstanding issues regarding storm drainage improvements and indicated that the applicant is working with City Engineer to resolve this issue. Harold Evans, the applicant's engineer addressed the Commission and explained the proposed drainage improvements on the site plan. Ross Ramsey, architect for the project addressed the Commission and was available to answer questions.

Morgan made a motion recommend approval of the request from Raymond Camron for a final plat for Northwood Estates, Phase 1 subject to the storm drainage issues being worked out prior to being submitted to the City Council. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

Couch presented the Commission with a draft letter calling for a meeting to receive public input on the subject of alternative building materials in industrial areas and she included a list of groups and individuals the letter could be mailed to.

Adjourn

As there was no further business the meeting adjourned at 9:50 p.m.

APPROVED:

_____
Chairman, Planning and Zoning Commission

ATTEST:

_____
City Secretary

(6/87)

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee_____ Date 3-23-92

Applicant Wayne Whitman Metro Phone 817-268-5101

Mailing Address 905 Trailwood

Hurst, Texas 76053

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)[1] 6.88 acres of land in the E. Teal Survey, Abstract No. 207 and being more particularly described on the attached Exhibit "B".

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

Multifamily - PD.8 District Classification to

Detached Single Family "0" Lot Line District Classification for for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:[2] Owner_____ Tenant _____

Prospective Purchaser XX

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

Signed Wayne Whitman

AREA REQUIREMENTS

MARINA VILLAGE

Single family "0" lot line Garden Homes

Minimum lot area - 4200 square feet with exception of one lot at 3,600 square feet.

Minimum square footage per home - 1,700 square feet

Minimum lot frontage - 40 feet - one exception

Minimum lot depth - 90 feet - one exception

Minimum front setback - 25 feet

Minimum depth of rear setback - 10 feet

Minimum width of side sideback

(a) Zero lot line side - 10 feet

(b) Maintenance side - 10 feet

Maximum building coverage - 50%

Maximum height of structure - 30 feet

Minimum number of off-street parking spaces - 2 spaces plus a 2-car garage per unit

PROPERTY DESCRIPTION: (EXHIBIT "B")

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Around said curve a distance of 278.32 feet to the PLACE OF

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 13, 1992 **Agenda No:** III. B.

Agenda Item: P&Z 92-30-CUP - Continue Consideration of a Request to Amend PD-8, Planned Development No. 8, to Amend the Land Use, Area and Density Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: City Council and Appricant, Wayne Whitman

Action Needed: Continue discussion and hear public comments regarding the application and take any necessary action.

Background Information:

During the biannual PD review this year the Commission had recommended to the City Council that hearings be initated to consider reducing the density of the multifamily zoning on the undeveloped land between Spyglass Hill and the marina. In April of this year, at the direction of the City Council, the Commission opened public hearings to consider reducing the allowable density to 14 units per acre. During this same time we were contacted by the prospective purchaser of the site with a plan to change the approved land use from multifamily to zero lot line. Mr. Whitman, the prospective purchaser submitted a request that the land be redesignated to zero lot line, which was advertised along with the possible reduction in density. Mr. Whitman was in the process of purchasing the property and the hearings on this issue were continued for several months to allow the buyer to submit additional information. At the meeting in June the Commission heard testimony, closed the public hearing and tabled action on the request for 60 days in order for the applicant to submit a grading plan, proposed pad elevations and cross section information on the impact of the development on the views of the uphill property.

Mr. Whitman has now submitted additional information identifying the proposed street and lot grades as well as the finished floor elevations of the existing structures. A copy of the information is attached. He has also submitted two alternative lot layouts if the zoning is approved. The first layout is shown with two entrances into the subdivision off of Henry M. Chandler Drive. The second alternative shows one entrance into the subdivision. The first design meets our subdivision requirements. It is staff's opinion that two entrances would be a better design, however, we don't have strong concerns about the alternative design.

The issues the Commission need to address are as follows:

1. Amendment of the density requirements under the multifamily designation.
2. Approval of the change in land use and area requirements from multifamily to zero lot line.
3. Approval of the development plan/preliminary plat.

Our comments are as follows:

1. Whether or not the Commission recommends to revise the land use to zero lot line you need to make a recommendation on this issue in case the Council does not approve a change a land use. Again, the maximum density under the MF-15 zoning district is 14 units per acre. This site is approved for approximately 18 units per acre.

2. Any conditions that you might want to consider if you wish to recommend the change in land use should be included in this consideration. Attached is a copy of the proposed area requirments and a comparison to the zero lot line district requirements. They are proposing a maximum height of 30 feet, which is what is permitted under zero lot line. Under PD zoning you have the ability to establish a different height restriction.

3. Our comments about the two layouts are covered above. Both layouts identify the pad elevations of the proposed lots. If you approve one of these layouts and want to ensure that the pad elevations do not exceed those shown or others established, the condition would need to be included in the motion to approve. You can add 30 feet to the shown pad elevations and compare that to the finished floor elevations of the existing units and see the impact to existing units. There are some units that would have their view impacted and some that would not. There would have been impacted views from the original site plan as well.

CITY OF ROCKWALL

"THE NEW HORIZC

for case file

August 31, 1992

Wayne Whitman
McCormick Group, Inc.
905 Trailwood
Hurst, Texas 76053

Dear Mr. McCormick:

On Thursday, August 27 the Rockwall Planning and Zoning Commission finalized their recommendation to the City Council in regard to your request for a land use change and preliminary plat on the 6.8 acre tract of land located between Spyglass Hill Phase 3 and the Chandlers Landing marina. Their recommendation includes the following:

1. That the request for a change in land use from multifamily to zero lot line with the area requirements as submitted be approved with the condition that the lots meet the minimum area requirements of the zero lot line classification, except as amended below.

2. That the preliminary plat/development plan be approved as submitted, including the two lots that do not conform to the zero lot line requirements, with the condition that the structures on the uphill lots, including lots 16-27, not exceed the following elevations:

   a. Lots 24-27 shall not exceed an elevation of 508

   b. Lot 23 shall not exceed an elevation of 504

   c. Lot 22 shall not exceed an elevation of 498

   d. Lots 20-21 shall not exceed an elevation of 494

   e. Lots 16-18 shall not exceed an elevation of 485

Additionally, no driveways shall be permitted onto Henry M. Chandler Drive.

The Commission has also recommended that should the zero lot line change not be approved, that the maximum density for the multifamily use be reduced to a maximum of 14 units per acre.

The City Council will hold a public hearing and consider action on your request on Tuesday, September 8 at 7:00 P.M. The hearing will be held in the City Council Chamber at 205 W. Rusk. You or your representative needs to be present at the meeting to present your proposal to the City Council.

If you have any questions please don't hesitate to give me a call.

Sincerely,

Julie Couch
Assistant City Manager

MEMORANDUM
September 1, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Land Use Change in PD-8 West of Spyglass Hill

History of the Request

Last spring during the PD review the Planning and Zoning Commission recommended to the City Council that hearings be initiated to consider reducing the maximum density on the 6.8 acre tract of land located between the last phase of Spyglass Hill and the marina parking area. This area was originally planned to be developed as the rest of Spyglass Hill generally at a density of 18 units per acre. Our current maximum density under MF-15, the only multifamily zoning district, is 14 units per acre. The Council agreed with the Commission and instructed them to initiate hearings. The hearing was advertised for the Commission meeting in April.

During this same time the property was under contract for sale from the RTC to Mr. Wayne Whitman. He indicated that he was planning to develop zero lot line not multifamily on the tract. He submitted a request for a change in land use under the PD for Zero Lot Line and a proposed set of area requirements. The area requirements proposed did not meet the zero lot line minimum requirements, which is permitted under PD if approved by the Commission and City Council.

Because Mr. Whitman was still in the process of purchasing the property and because he did not want to spend funds planning the site if he was not the purchaser he requested and received several continuances from the Commission. In August the Commission completed their review of the request and their recommendation is discussed in more detail below.

There is considerable interest in this request from both the residents of Spyglass Hill and from Windward Slope to the south in Heath due to the question of views. When Phase 4 of Spyglass Hill was approved in 1984-85 there were some concessions made to view with the design and height of the proposed buildings in Phase 4. The same questions were raised at the public hearing for this proposed development.

Elements and Issues of the Request

A. Change in Land Use

The current land use designation is for multifamily. The application from Mr. Whitman is for zero lot line single family uses.

B. Number of Lots

Mr. Whitman's original site plan contained a total of 44 lots. Under the current zoning a total of approximately 120 units could be constructed. The Commission had requested several changes in the site plan and the final version, a copy of which is attached for Council consideration, contains 36 lots.

C. Area Requirements

Originally, Mr. Whitman had requested approval of a set of area requirements that were not as restrictive as those in the zero lot line district. Attached is a copy of the current area requirements, those originally requested by the developer and those recommended for approval by the Commission. The current plan meets all of the minimum requirements of zero lot line district except for lots 29 and 35. These two lots meet all of the requirements except for lot depth. The Commission has recommended that those two lots be approved as submitted. The maximum height in the zero lot line district is 30 feet and that is what was requested by the developer.

D. Preliminary Plat and View

As indicated, the overriding issue in this request was that of view. The residents of Spyglass Hill and Windward Slope expressed concern of the loss of views if 30 foot houses were to be built. The Commission reviewed the buildings that had been proposed in Phase 4 of Spyglass Hill and compared the view impact with that development to the possible impact of the proposed development. It has been the developer's position that there is no way to develop the land and not impact view to a certain extent due to the topography of the land. The residents of Spyglass Hill have voiced a variety of positions expressing opposition to the project. The most recent request from Bryan Thurston, who owns one of the units above lots 16-18 and who was the architect for Spyglass Hill, requested that the Commission require that the lots meet the 12 foot rule required in the Chandlers deed restrictions.

The Commission had requested the developer to provide a plat that would identify the elevation of the streets and pads within the development as well as identify the floor elevations of the existing buildings. These elevations are shown on the attached plan. The implementation of the 12 foot rule, as interpreted by staff, would result in the lowering of the building pads on the majority of the uphill lots by 1-5 feet. Lots 16-18 would be more adversely affected by the change because the lots would have to be lowered from 10 to 14 feet in order to comply with the requirement. The Commission's recommendation would allow the developer to lower the height of the structures or lower the pad elevation to accomplish the height reduction.

Commission Recommendation

The Commission has recommended the following:

1. That the change in land use from multifamily to zero lot line be approved with the zero lot line development meeting the area requirements submitted by the

developer, except that all of the minimum requirements of the zero lot line district, other than as approved on the preliminary plat, be met. As indicated, a copy of the area requirements are attached.

2. That the preliminary plat be approved as submitted with the following conditions:

   a. That the height of the structures constructed on lots 16-27 not exceed the following elevations:

      Lots 24-27 not exceed an elevation of 508
      Lot 23 not exceed an elevation of 504
      Lot 22 not exceed an elevation of 498
      Lots 20-21 not exceed an elevation of 494
      Lots 16-18 not exceed an elevation of 485

   b. That no driveways shall be permitted on to Henry M. Chandler Drive.

Attached you will find copies of the response from the developer regarding the recommendation of the Commission and a letter from Bryan Thurston, a representative of the Spyglass Hill Assoc. The developer has some strong concerns about the effect of the Commission's recommendations regarding lots 16-18. You will also find a letter from the Chandler's Landing Community Assoc. requesting the Council to delay action on the request until after they have a chance to review the preliminary plat. They are scheduled to meet on Wednesday, September 9 to consider the issue. The public hearing has been advertised for Tuesday, but the Council could certainly continue the hearing or delay action if you want to receive additional input. It may be beneficial for the Council to be aware of the Community Association's position on whether the lots should be required to meet the 12 foot rule. Mr. Whitman has indicated that he is not opposed to delaying action on the request if the Council elects to do so.

The Commission's recommendation made no changes to the lot layout or pad elevations on those lots adjacent to the Windward Slope development. In reviewing the buildings that were proposed to be constructed in Phase 4 of Spyglass Hill, none of those structures would have had a view through the property. All of the structures in Windward Slope are one story buildings and are generally at grade with the lots in the proposed development.

MEMORANDUM
September 16, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Hearing on the PD-8 Change in Land Use

At the last meeting the Council continued the public hearing on the change in land use for the Spyglass Hill area in order to allow the Environmental Committee to meet and take action. That committee has met and a copy of a letter from them outlining their recommendation is attached. I have also attached a copy of the memo that was included in the last packet outlining the issues in this proposed change as well as some correspondence that we have received since the last meeting.

Generally, the Environmental Committee has agreed with the recommendation of the Commission, other than they have altered the elevation requirement on lot 23. Generally, the property owner had no problem with the conditions as recommended by the Commission other than the restrictions placed on lots 16, 17 and 18. A letter outlining his concerns is also attached. He requests some relatively minor changes on the maximum structure elevations on some of the lots 20-27. He does express a strong concern about the restrictions on lots 16-18. In order to comply with the requirements of the Commission those lots or the structures on those lots will need to be lowered from 10-14 feet.

CITY OF ROCKWALL

"THE NEW HORIZON"

September 18, 1992

Mr. Wayne Whitman
272 Henry Chandler Drive
Rockwall, Texas 75087

Dear Mr. Whitman:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a change in the preliminary plan for PD-8. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

Hilda Crangle

Hilda Crangle
City Secretary

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

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 8, 1992 **Agenda No:** VI. B.

Agenda Item: **PZ 92-8-Z/PP** Hold Public Hearing to Consider Approval of a Request for a Change in the Preliminary Plan for PD-8, Planned Development 8 Regarding the Area Requirements, Maximum Density, and Approved Land Uses Applicable to a 6.88 Acre Tract of Land Located Between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive

Item Generated By:

Action Needed:

Background Information:

Attachments:

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 21, 1992 **Agenda No:** V. F.

Agenda Item: **PZ 92-8-Z/PP** Continue Public Hearing to Consider Approval of a Request for a Change in the Preliminary Plan for PD-8, Planned Development 8 Regarding the Area Requirements, Maximum Density, and Approved Land Uses Applicable to a 6.88 Acre Tract of Land Located Between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive and Approval of a Preliminary Plat/Development Plan

Item Generated By:

Action Needed:

Background Information:

Attachments:

SPYGLASS HILL at
CHANDLERS LANDING

PETITION

WE THE UNDERSIGNED ARE IN OPPOSITION TO THE ZONING CHANGE PROPOSED BY MR. WAYNE WHITMAN FOR THE AREA CURRENTLY REFERRED TO AS THE FOURTH AND FIFTH PHASES OF SPYGLASS HILL DEVELOPMENT (PD8).

HIS PROPOSED CHANGE TO SINGLE FAMILY ZERO LOT LINE HOMES IS OPPOSED DUE TO THE NEGATIVE IMPACT OF PROPERTY VALUES OF THE HOMEOWNERS OF SPYGLASS HILL CONDOMINIUMS(PHASES 1-2-3- CAUSED BY THE FOLLOWING.

1. THE VIRTUAL ELIMINATION OF CURRENT LAKEVIEWS AS WELL AS THE LAKEVIEWS PLANNED IN 1984
2. PROPOSED HEIGHT AS HIGH AS THIRTY FEET FOR ZERO LOT LINE HOMES.
3. LOT SIZE LESS THAN THE CITY OF ROCKWALL MINIMUMS.
4. NO ATTEMPT TO PROTECT UPHILL VIEWS BY GRADE CHANGES.
5. PROPOSED GARDEN HOMES WITHIN 20 FEET OF OUR PROPERTY LINES.
6. INSUFFICIENT OFF STREET PARKING

AT FIRST GLANCE THE PROPOSED CHANGE APPEARS TO BE DESIRABLE---ZERO LOT LINES ARE LESS DENSE THAN MULTI-FAMILY HOWEVER WITH CONDOMINIUMS THE RULES AND REGULATIONS OF THEIR HOMEOWNERS ASSOCIATIONS EXERT CONTROL OVER THE NUMBER OF PEOPLE ALLOWED TO RESIDE IN EACH DWELLING ACCORDING TO ITS SIZE, AS WELL AS THE NUMBER OF VEHICLES PER UNIT.

IN APPRECIATION AND RESPECT FOR THE HOMES AND PROPERTY VALUES OF CHANDLERS LANDING AND WINDWARD SLOPE WE AT SPYGLASS HILL WORK TOGETHER WITH THE COMMUNITY TO KEEP OUR BUILDING AND LANDSCAPE APPEARANCE IN HARMONY WITH OUR NEIGHBORS. THE ORIGINAL INTENT TO ADD PHASES 4 & 5 WOULD HAVE HONORED THE PLAN TO CONSIDER THE VIEW OF ALL NEIGHBORING DWELLINGS. THE CURRENT PROPOSAL WILL IN EFFECT BUILD 30 FOOT BRICK WALLS IN FRONT OF PHASE 3 AS WELL AS OUR WINDWARD SLOPE NEIGHBORS.

THE ARGUEMENT THAT CHANGING THE ZONING WOULD INCREASE THE CITY OF ROCKWALLS TAX BASE IS NOT VALID DUE TO THE DEVALUATION OF THE SURROUNDING PROPERTIES ON ALL SIDES IN THE CITIES OF BOTH ROCKWALL AND HEATH.

REZONING TO ZERO LOT LINE WILL REFLECT A LACK OF RESPONSIBLE PLANNING. LACK OF CONTINUITY WITH THE EXISTING ZONING WILL PRODUCE PATCHWORK PLANNING. WITH $350,000 HOMES BEING PLANNED WITHIN TWO BLOCKS OF THIS AREA THIS DEVELOPMENT AS PLANNED WILL CONTRIBUTE NOTHING TO THE COMMUNITY OTHER THAN OVERCROWDING, CONGESTION AND DECREASING PROPERTY VALUES.

ROCKWALL DOES NOT NEED ANOTHER DEFUNCT GARDEN HOME DEVELOPMENT.

Pat Mickus 118 H Chandler

W Mickus " "

Pat Wagner 250 Henry M. Chandler

Betty Willis 108, 121, 148 Henry Chandler

Leslie Marshall 201 Harbor Landing Dr.

F. C. J. Sams 13 LAKEWAY

NAME	ADDRESS	TELEPHONE NUMBER
Mr. Mrs. James Lebo	176 Henry M Chandler	771-2911
Andrew Kalz	175 H. M Chandlers	771-5524
[illegible]	275 Henry M. Chandler	771-5524
Allyson Banker	276 Henry M Chandler	771-5529
Walter Clapsaddle	276 Henry M. Chandler	771-5229
Mr. & Mrs. Wm H. Irwin	277 Henry M. Chandler	722-0709
Mr. & Mrs. Phil Krodle	177 Henry Chandler	722-2604

NAME	ADDRESS	TELEPHONE NUMBER
Cari Ray	238 Chandler Dr	771-4448
John Hosea	252 "	783-1981

NAME	ADDRESS	TELEPHONE NUMBER
+ Jeanne B. Meyer	120 Henry Chandler Dr.	771-2038
+ Blair Reed	119 " " "	771-1418

NAME	ADDRESS	TELEPHONE NUMBER
+ Sami Loustaunau	1010 N Beltline	288 1081
[illegible]	Mesquite 75149.	

NAME	ADDRESS	TELEPHONE NUMBER
Mary Gene Smith	134 W. Chandler Dr.	771-0626

NAME	ADDRESS	TELEPHONE NUMBER
✓ Paul Ceasar	338 H. Chandler Rockwall, TX 75087	(214) 771-2517

NAME	ADDRESS	TELEPHONE NUMBER
David Gardner	351 H. Chandler Drive	722-8132

NAME	ADDRESS	TELEPHONE NUMBER
Ms. Lynda Hall	239 Hon. M. Chandler Dr.	771-0532

Pat Mickus 118 H Chandler

W Mickus 11 "

Pat Meagher 250 Henry M. Chandler

Betty Willis 108, 121, 148 Henry Chandler

Leslie Marshall 201 Harbor Landing Dr.

J. C. J. Sams 13 LAKEWAY

NAME	ADDRESS	TELEPHONE NUMBER
* Sami Constantine	1010 N. Belt Line	288 1081
[illegible]	Mesquite 75149.	

NAME	ADDRESS	TELEPHONE NUMBER
Mary Gene Smith	134 B. M. Chandler Dr.	771-0626

NAME	ADDRESS	TELEPHONE NUMBER
Paul Ceasar	338 H. Chandler Rockwall, TX 75087	(214) 771-2517

NAME	ADDRESS	TELEPHONE NUMBER
Phase 2 ✓ David Gardner	351 H. Chandler Drive	722-8132

NAME	ADDRESS	TELEPHONE NUMBER
Phase 2 ✓ Jim & Lynda Hall	239 Hanf McCharles Dr	771-0532

Case No. PZ 92-8-Z/PP

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

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

1. Less density is much Better!

2.

3.

Signature Susan Price Davis

Address 317 Columbia
Formerly 407 Columbia

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

Case No. PZ 92-8-Z/PP

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

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

1. single family lots still available for sale in other parts of subdivision

2.

3.

Signature Jeffrey S. Baird

Address 107 Sandy Shore Drive
League City, TX 77573
lot 37 phase 2
426 Columbia Dr.

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

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Less Density is Better
2. Chandlers Already Has Sufficient Junky Apartments

BLAKE APPRAISALS

Joseph J. Blake and Associates, Inc.
Real Estate Appraisers and Consultants
2121 San Jacinto Street, Suite 1570
Dallas, Texas 75201

Signature Harry Schroeder

Address _____

Harry Schroeder, MAI
Vice President—Manager
Phone: (214) 969-7477
FAX: (214) 969-7495

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 8, 1992 **Agenda No:** VI. B.

Agenda Item: **PZ 92-8-Z/PP** Hold Public Hearing to Consider Approval of a Request for a Change in the Preliminary Plan for PD-8, Planned Development 8 Regarding the Area Requirements, Maximum Density, and Approved Land Uses Applicable to a 6.88 Acre Tract of Land Located Between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive

Item Generated By:

Action Needed:

Background Information:

Attachments:

Rockwall City Council Minutes
October 5, 1992

Call to Order

Mayor Frank Miller called the meeting to order with the following Councilmembers present: Jim Flinchum, Jack Pappa, Alma Williams, David Elkins, George Hatfield, and Pat Luby.

Consent Agenda

a) Minutes of September 21, 1992

b) Approval of Ordinance #92-39 Granting a Request for a change in the preliminary plan for PD-8, Planned Development 8 regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive (1st Reading)

An Ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, so as to grant a change in land use designation from Multifamily to Zero Lot Line and amend the Preliminary Plan for a portion of PD-8, Chandlers Landing, more fully described hereinafter; providing special conditions; providing for area requirements; providing for a development plan; providing for a penalty of fine not to exceed the sum of two thousand dollars ($2,000) for each offense; providing for a repealer clause; and providing for an effective date.

c) Approval of Ordinance #92-36 granting a request from JJS Investments for a change in zoning from "A" Agriculture to "PD" Planned Development Zoning Classification on a tract of land located at 1551 E. I-30 (2nd Reading)

An Ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended so as to grant a zoning change on a tract of land more fully described herein; ordering a change in the use of said property from "AG" Agriculture to "PD-36", Planned Development number 36; providing special conditions; providing for a penalty of fine not to exceed the sum of two thousand dollars ($2,000) for each offense; providing for a severability clause; providing for a repealer clause; and providing for an effective date.

d) Approval of Ordinance #92-37 granting a request from Joel Steed and Kerry Mason for a change in zoning from "A" Agriculture to "SF-16" Single Family Zoning Classification on a 23 acre tract of land on SH 205 South of Dalton Road (2nd Reading)

An Ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended so as to change the zoning on a tract of land which is more fully described herein from "A", Agriculture zoning classification to "SF-16", Single Family zoning classification; correcting the official zoning map; providing for a penalty of fine not to exceed the sum of two thousand dollars ($2,000) for each offense; providing for a severability clause; providing for a repealer clause; and providing for an effective date.

(6/87)

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee_____ Date 3-23-92

Applicant Wayne Whitman Metro Phone 817-268-5101

Mailing Address 905 Trailwood

Hurst, Texas 76053

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)[1] 6.88 acres of land in the E. Teal Survey, Abstract No. 207 and being more particularly described on the attached Exhibit "B".

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

Multifamily - PD.8 District Classification to

Detached Single Family "0" Lot Line District Classification for for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:[2] Owner_____ Tenant _____

Prospective Purchaser XX

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

Signed _____

GEARY, PORTER & WEST
A PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS

ONE BENT TREE TOWER
16475 DALLAS PARKWAY, SUITE 550
DALLAS, TEXAS 75248

(214) 931-9901
FAX (214) 931-9208

CATHERINE CLIFTON

DIRECT DIAL NUMBER:
(214) 733-2250

January 7, 1993

VIA HAND DELIVERY

Ms. Julie Couch
City Secretary
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Re: Wayne Whitman
Application for Zoning Variance

Dear Ms. Couch:

Enclosed please find the Board of Adjustments Application for Variance which is being submitted by my client, Wayne Whitman. Please present this Application to the Board at its next regularly scheduled meeting on February 18, 1993. In this connection, our firm check in the amount of $50.00 is enclosed.

Please let me know if you require any additional information to process this Application.

Thank you.

Very truly yours,

GEARY, PORTER & WEST, P.C.

By: Catherine Clifton
Catherine Clifton

DCC/br
Enclosures
cc: Wayne Whitman (w/encl. application)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

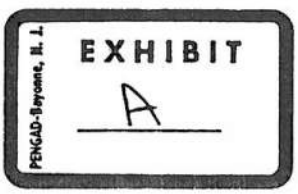
THENCE, along the Southerly line of Henry M. Chandler Drive, the following; North 58 deg. 29' 50" East a distance of 90.00 feet to a 1/2" iron stake set for corner;

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

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

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

EXHIBIT "A".



ORDINANCE NO. 92-39

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

WHEREAS, a request for a change in land use designation under PD-8 from multifamily to zero lot line residential was submitted by Wayne Whitman on a 6.8 acre tract of land; and

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

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

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

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



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

B. The property described on Exhibit "A", attached hereto, shall be used for Zero Lot Line residential development and shall be regulated by the following area requirements. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for said use.

Area Requirements

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

11.	Maximum Building Coverage -	50%
12.	Maximum Building Height -	30 ft.
13.	Minimum No. of Offstreet Parking Spaces -	2 + 2 car garage

C. All development of this tract shall be in accordance with and regulated by the approved development plan as shown on Exhibit "B", attached hereto and made a part hereof.

D. The maximum height of structures, as calculated under the Comprehensive Zoning Ordinance, which may be constructed on lots 16-27, as shown on the approved development plan attached as Exhibit "B", shall not exceed the following elevations:

Structures on Lots 24-27 shall not exceed an elevation of 508
Structures on Lot 23 shall not exceed an elevation of 504
Structures on Lot 22 shall not exceed an elevation of 498
Structures on Lots 20-21 shall not exceed an elevation of 494
Structures on Lots 16-18 shall not exceed an elevation of 485

E. No driveways shall be permitted on to Henry M. Chandler Drive.

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading October 5, 1992

2nd reading October 19, 1992

BEING a tract of land si' ted in the E. TEAL SURVEY, ABSTR' T NO. 207, City of Rockwal Rockwall County, Texas, and bein part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly desribed as follows:

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A".

CITY OF ROCKWALL

"THE NEW HORIZON"

March 30, 1992

Barbara Allen
Northcorp Realty Advisors, Inc.
8080 Park Lane, Suite 700
Dallas, Texas 75234

Faxed 3/30/92

Dear Ms. Allen:

As we discussed over the phone today, the City of Rockwall currently has two zoning actions being considered on a tract of land that was owned by the Cimmaron Savings and Loan Association. As I understand it, the tract being considered is referred to in your documents as Tract E, Southlake Front Tract, a 6.9355 acre tract of land which is located off of Henry M. Chandler Drive in Rockwall, in the Chandlers Landing development. The legal description of the tract is identified under two separate parcels as follows:

1. Lot 4, Block A, Phase Four of Spyglass Hill Condominiums, an Addition to the City of Rockwall

2. A portion of Tract 134 of the E. Teal Survey, Abstract 207, Rockwall County

It is my understanding, after discussing the tract with you that Northcorp Realty is a contractor to the RTC, who is currently the conservator of this property for Cimmaron Federal Savings and Loan Association.

The property is currently zoned Planned Development No. 8 and is designated for multifamily development. The two zoning cases being considered by the City of Rockwall are described as follows:

1. The Rockwall City Council has initiated hearings to consider amending the current zoning to reduce the maximum density to 14 units per acre, which is the current maximum density under the City's standard multifamily zoning classification. The initiation of hearings was ordered by the City Council at the conclusion of the

biennial review of all partially or undeveloped planned developments within the City.

2. In conjunction with the above hearings, Mr. Wayne Whitman has submitted a request to change the land use designation for this tract from multifamily to zero lot line, single family detached. He has submitted a concept plan for such a development as the prospective buyer. The Commission will consider a preliminary plan and area requirements for this land use.

The property owner may respond positively or negatively to either or both of these proposed changes. It is my understanding that as the owner's representative your firm would have the authority to submit a response. I have attached a form that may be returned with a response or a representative may attend the meeting. The public hearing will be held before the Rockwall Planning and Zoning Commission on April 9, 1992 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas. You are encouraged to have a representative present at the meeting to address the Commission in regard to the owner's input. The Commission's recommendation will be forwarded to the City Council for final action.

If you have any questions regarding this matter please don't hesitate to contact me. I have attached a location map and the legal description on the property for your information.

Sincerely,

Julie Couch
Assistant City Manager

cc: Cimmaron Federal Savings and Loan Association
P.O. Box 1067
Tahlequah, OK. 74465

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Board of Adjustments/Sign Board of Review will hold a public hearing on February 18, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider a request from Wayne Whitman for approval of a variance to the height requirements of the Comprehensive Zoning Ordinance and PD-8 on certain lots located on a 6.88 acre tract of land located on Henry M. Chandler Drive west of Spyglass Hill, and further described on the reverse side of this notice. The applicant is requesting permission to construct homes with a maximum height of 30 feet measured from the approved pad elevations on the lots identified on the attached site plan. Certain lots are currently limited by Ordinance 92-39 to not exceed certain specified height elevations. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you have any questions you may call 771-7700.

Hilda Cranfill
City Secretary

Case No. BOA 93-4-V

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

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

1. See attached letter dated: 2-16-93
2.
3.

Signature [signature]

Address # 278 Henry Chandler Dr.

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

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

February 16, 1993

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

RE: Board of Adjustment meeting to discuss height variances for PD-8, Wayne Whitman

Dear Ms. Couch:

This letter is in response to your public notice received on the above mentioned February 18, 1993 Board of Adjustments meeting to consider Wayne Whitman's request for a height restriction variance to the City of Rockwall Ordinance 92-39.

Mr. Whitman's request to amend PD-8 in numerous meetings with both the Planning & Zoning Commission and City Council in 1992 were debated and contested by residents and owners in the Spyglass Condominiums and the homeowners in Heath whose homes would abut Mr. Whitman's proposed development.

The concern uppermost in everyone's mind is <u>their view of the lake</u>- which if lost would destroy their property values.

The Planning & Zoning Commission and the City Council spent months in working out a compromise after careful review of the facts and options for this proposed development. We see no reason to further endanger the value of <u>any</u> of the 156 homes in Spyglass I, II, and III.

The Chandlers Landing Community Association has gone on record to support Ordinance 92-39 on behalf of residents and owners at Spyglass Hill, and we trust that <u>any</u> variance to this ordinance will be <u>denied</u> by the Board of Adjustment.

Thank you for your consideration.

Sincerely,

W. Bryan Thruston, A.I.A.
Owner- Spyglass #278

WBT:ja

cc: Rosemary Mullane

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

CITY OF ROCKWALL

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City Secretary

Case No. BOA 93-4-V

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1. See attached letter dated: 2-16-'93

2.

3.

Signature [signature]

Address # 278 Henry Chandler Dr.

MEMORANDUM
February 12, 1993

TO: Bill Eisen, City Manager

FROM: Julie Couch, Assistant City Manager

RE: Board of Adjustment Application for Wayne Whitman

Wayne Whitman, the owner of the 6.88 acre tract of land located between Spyglass Hill and the lake, has submitted a request for a variance to the height restrictions established on the lots proposed to be located next to Spyglass Hill. This tract was zoned for zero lot line development under the Chandlers Landing PD last fall by the City Council. Mr. Whitman had requested a maximum height of 30 feet for the proposed lots. The ordinance that was approved by the City Council established certain maximum height elevations that would generally not permit a 30 foot structure on the lots adjacent to Spyglass Hill.

Mr. Whitman has the legal right to apply to the Board for a variance under our Zoning Ordinance and under state law. It is likely that the Council members will receive calls from some of the residents in the area due to the initial concern about the effect of the development on existing views. I have attached a copy of the memorandum that has been provided to the Board for the City Council's information. The Board will meet on this item on Thursday, February 18 at 7:00. We will forward a draft of the minutes of that meeting to the City Council on that next Friday, as required by City policy.

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 972/771-7700

FAX NUMBER: 972/771-7727

DATE: 2/27/97

NUMBER OF PAGES (INCLUDING COVER PAGE) 9

TO:

NAME: Pete Eckert

COMPANY:

FAX NUMBER:

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Cindy x 103

THANK YOU.

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. LESS DENSITY IS BETTER
2. CHANDLERS ALREADY HAS SUFFICIENT JUNKY Apartments

BLAKE APPRAISALS

Joseph J. Blake and Associates, Inc.
Real Estate Appraisers and Consultants
2121 San Jacinto Street, Suite 1570
Dallas, Texas 75201

Harry Schroeder, MAI
Vice President—Manager
Phone: (214) 969-7477
FAX: (214) 969-7495

Signature Harry Schroeder

Address _____

l, Texas 75087 (214) 771-7700

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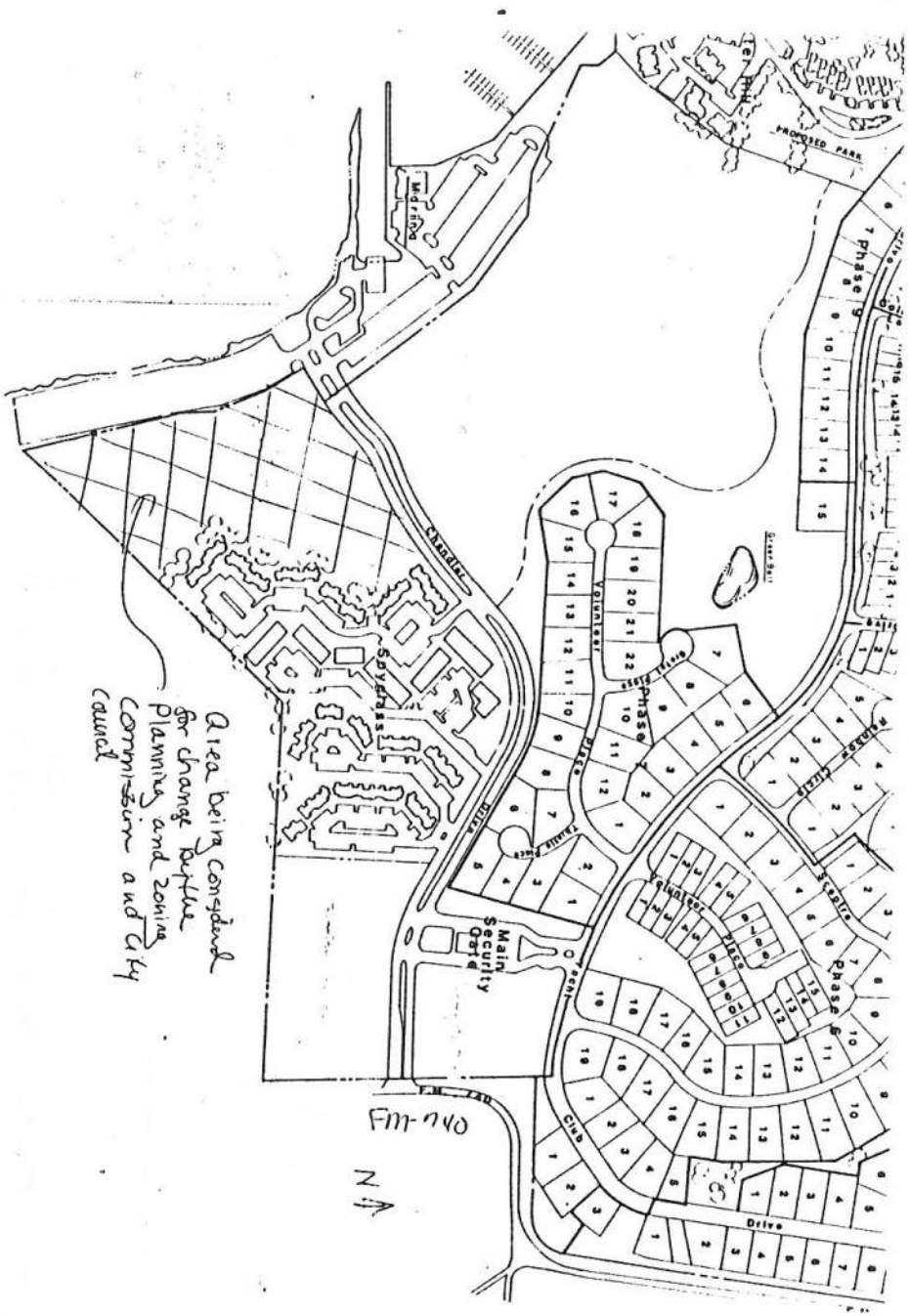

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Too much development next to shore line

2.

3.

Signature Don Jobe

Address 2 Nob Hill
Greenville TX 75401

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

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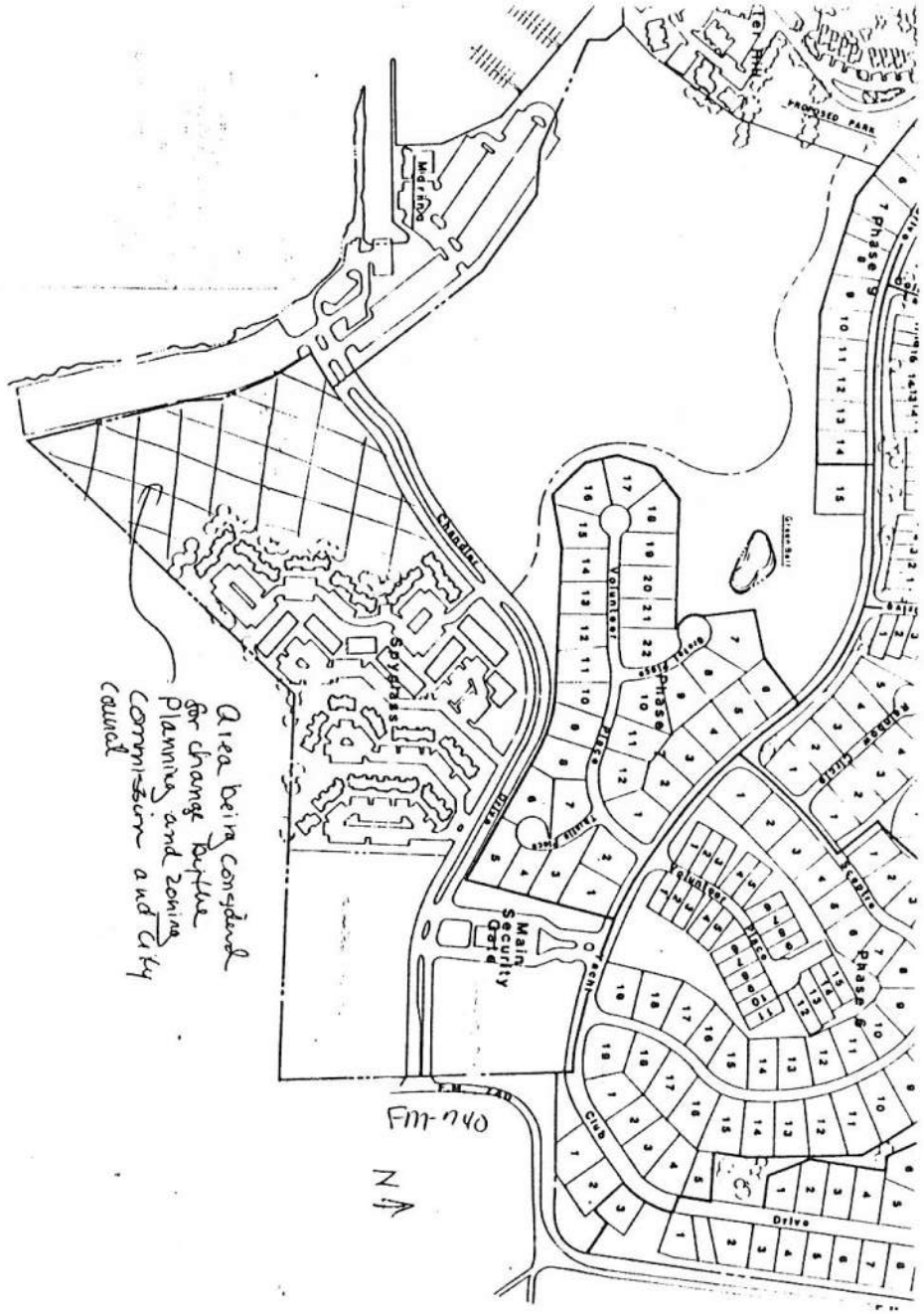

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. No more Condos
2. Less density —
3. Traffic is horrendous

Signature Dr. Ed Mrs S R Newman

Address 13 Intrepid Circle

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

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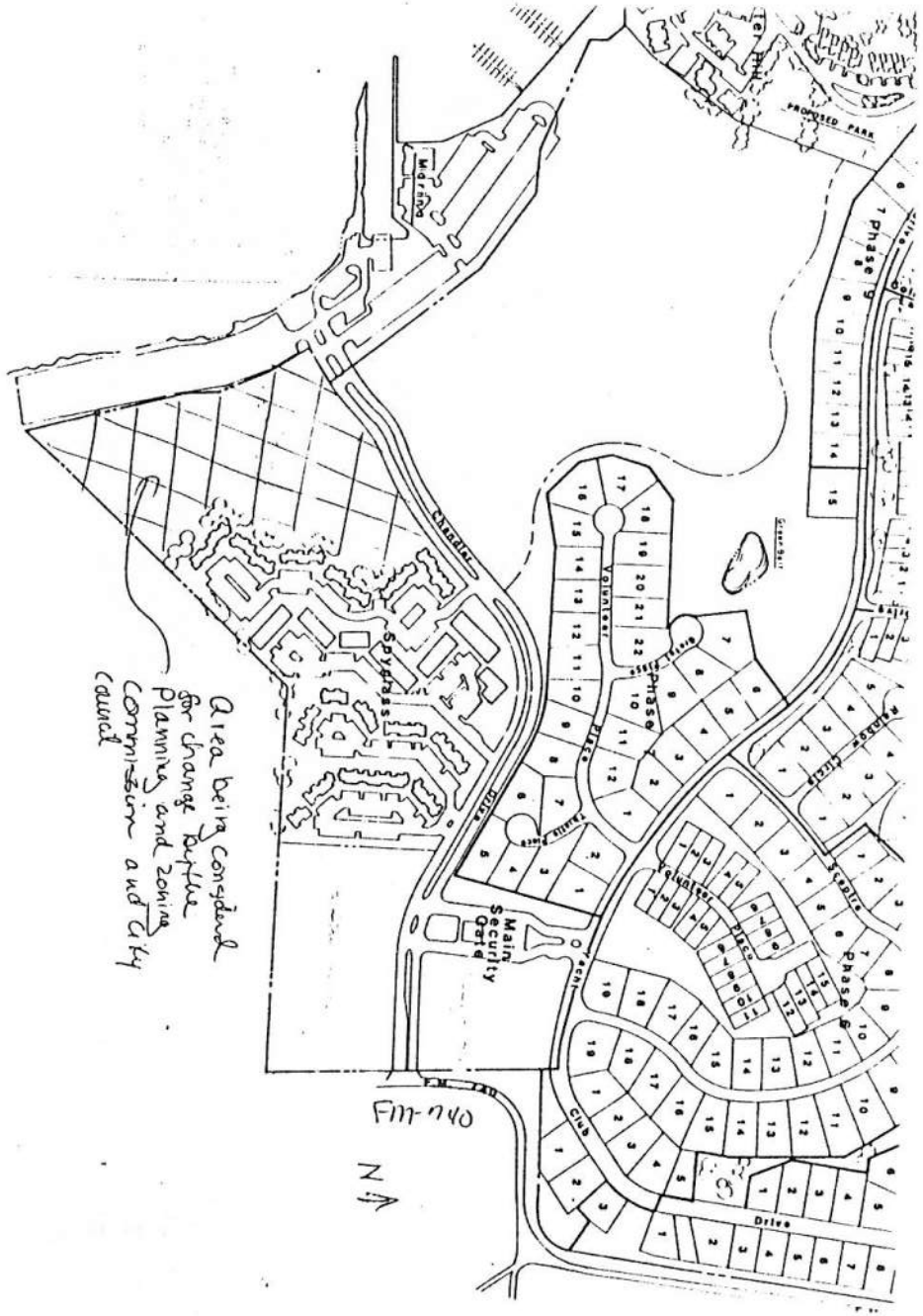

CITY OF ROCKWALL

"THE NEW HORIZON"

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

Dale Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. There is to many unassigned homes & condos.
2. This will only defeat the property value
3.

Signature Shirley

Address 454 A-B Yacht Club Dr.
236 Henry Chandler.

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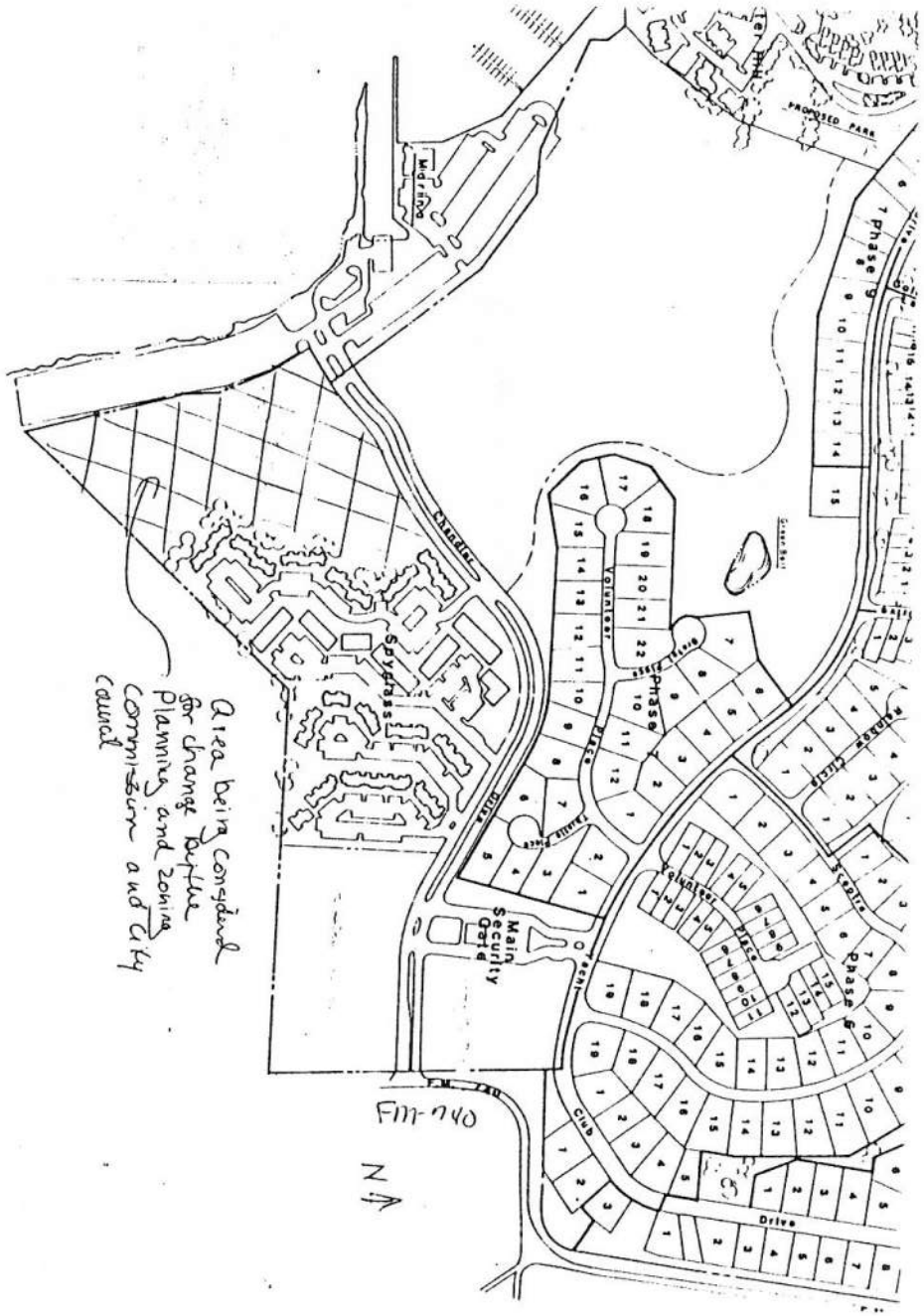

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Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 houses Mr. Shitman plans to build will back up to and take the of the Condo's
2. in Phase III.
3. The purchasers were told according to the by-laws of Chandlers Landing we would always have a view of the Lake

Signature Rosemary Mullane

Address 6103 Volunteer Pl

267 Henry Chandler

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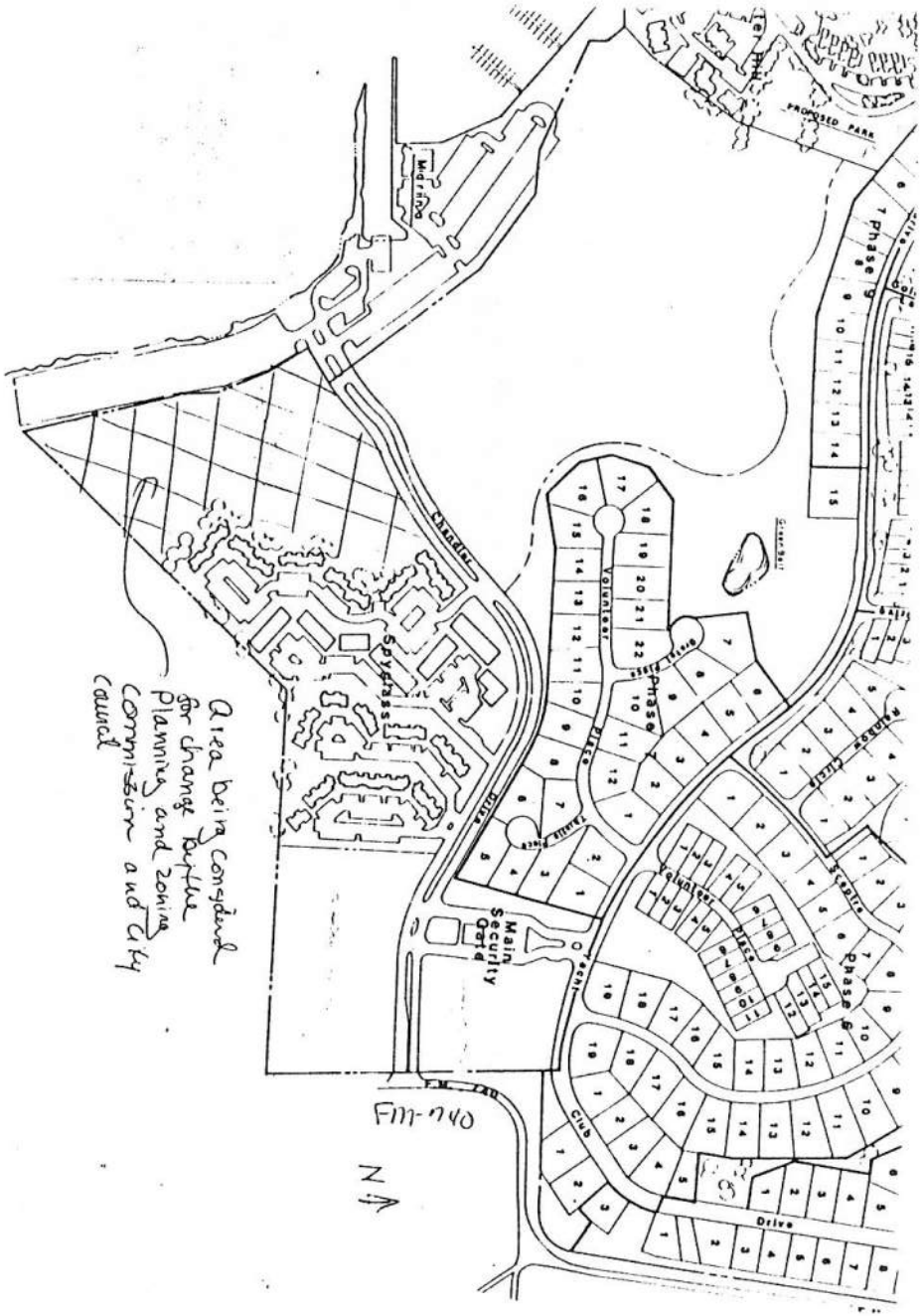

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Their are ~~too~~ many homes already and
2. Would block the views of the Condos above.
3.

Signature Steve & Jean Lapallo

Address Condo #155

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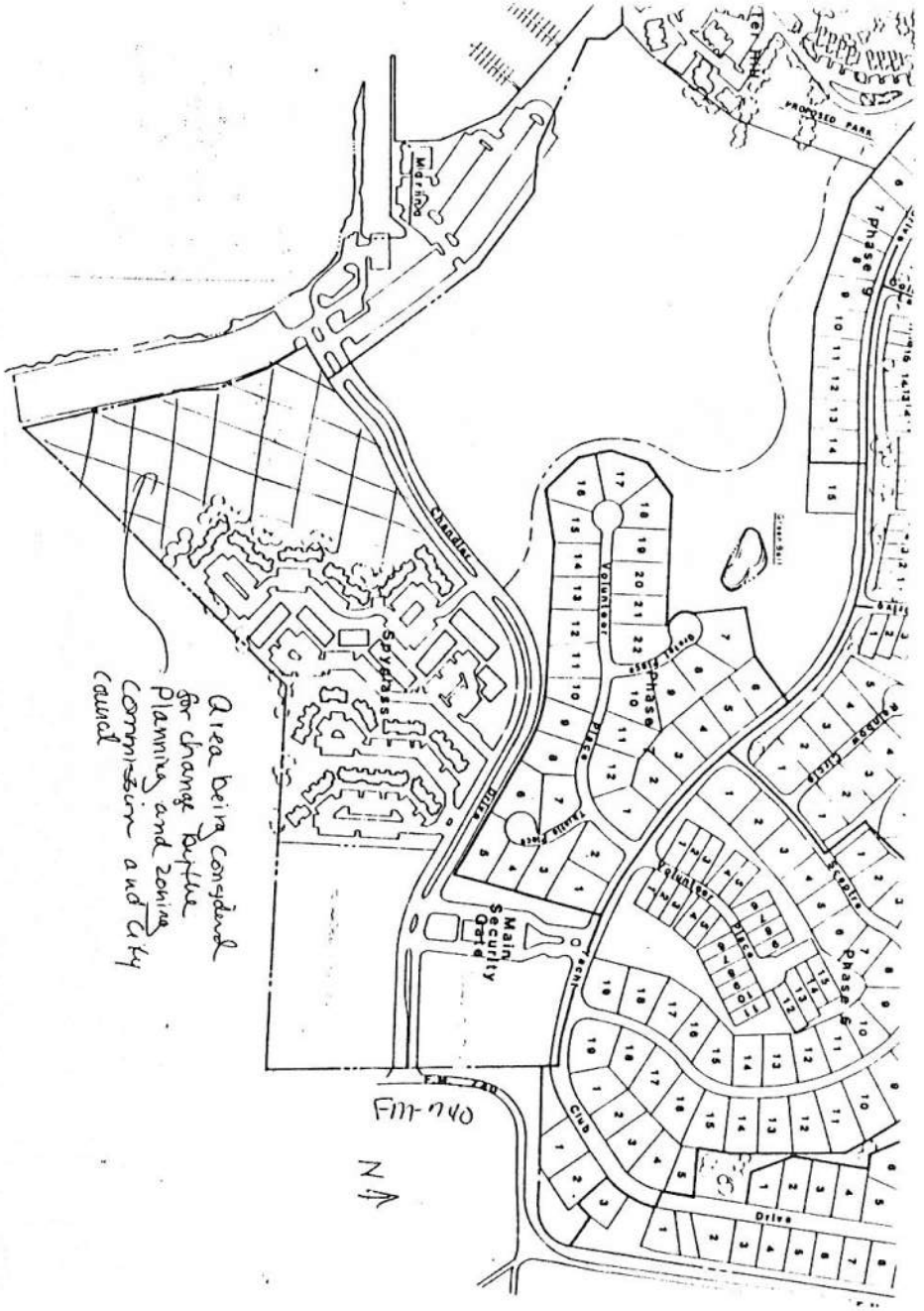

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduced Density
2. Less Traffic
3. Enhances real estate values

Signature [illegible]

Address 5564 - Canada Ct.

Rockwall, Texas 75087.

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

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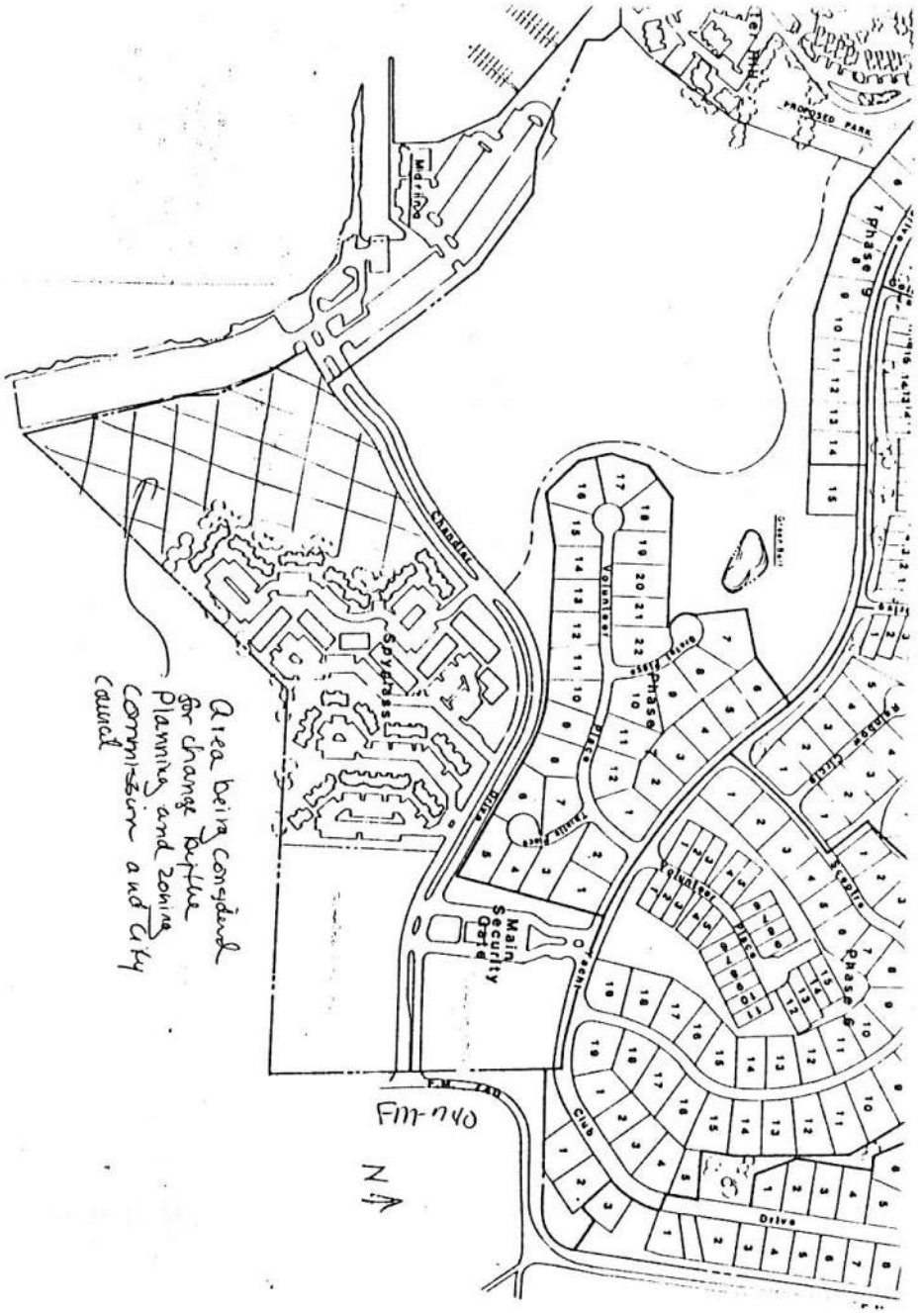

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City Secretary

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

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

1. reduced traffic for Chandlers + FM 740

2.

3.

Signature Elizabeth Harmon

Address 43 b E Yacht Club

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

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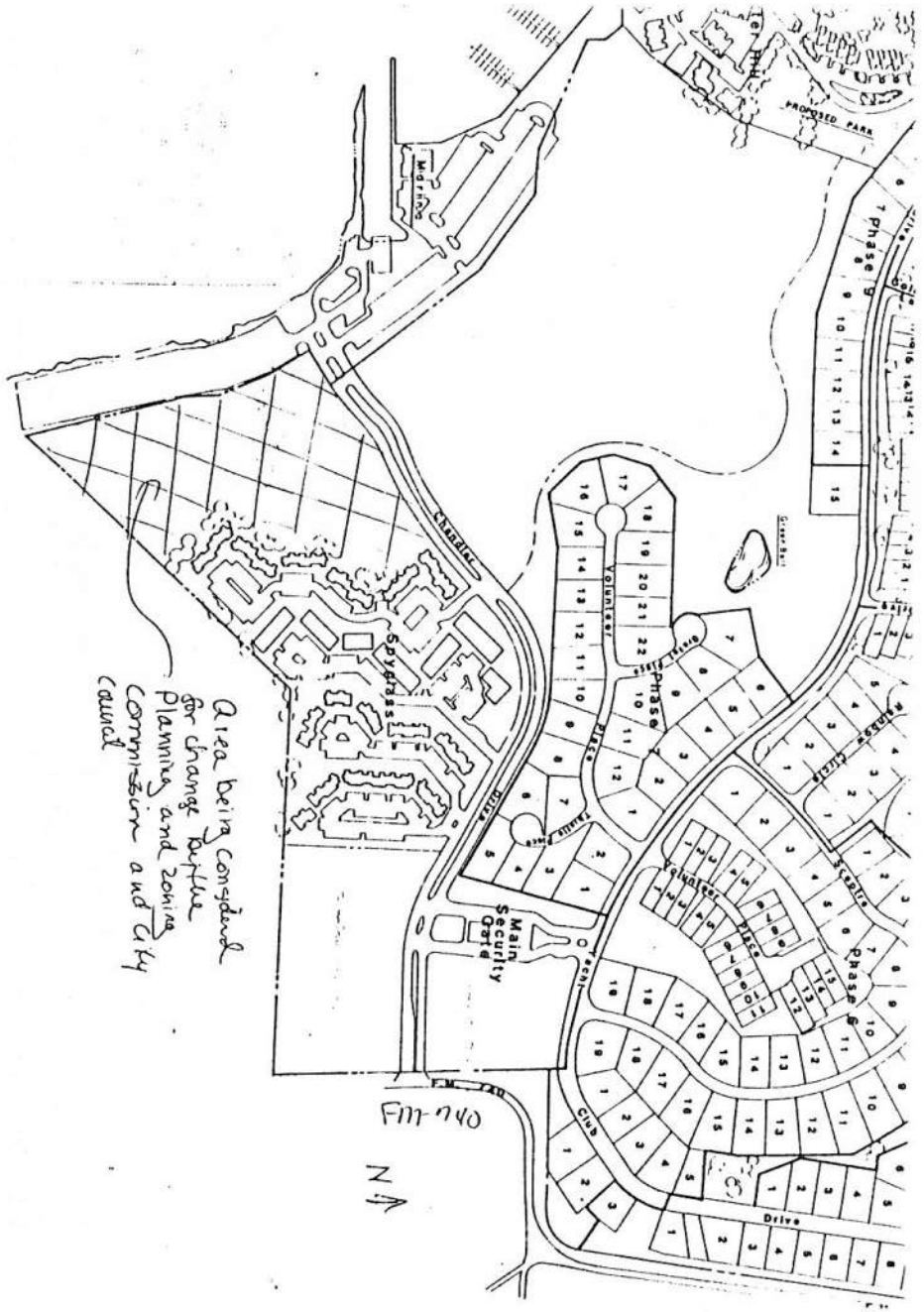

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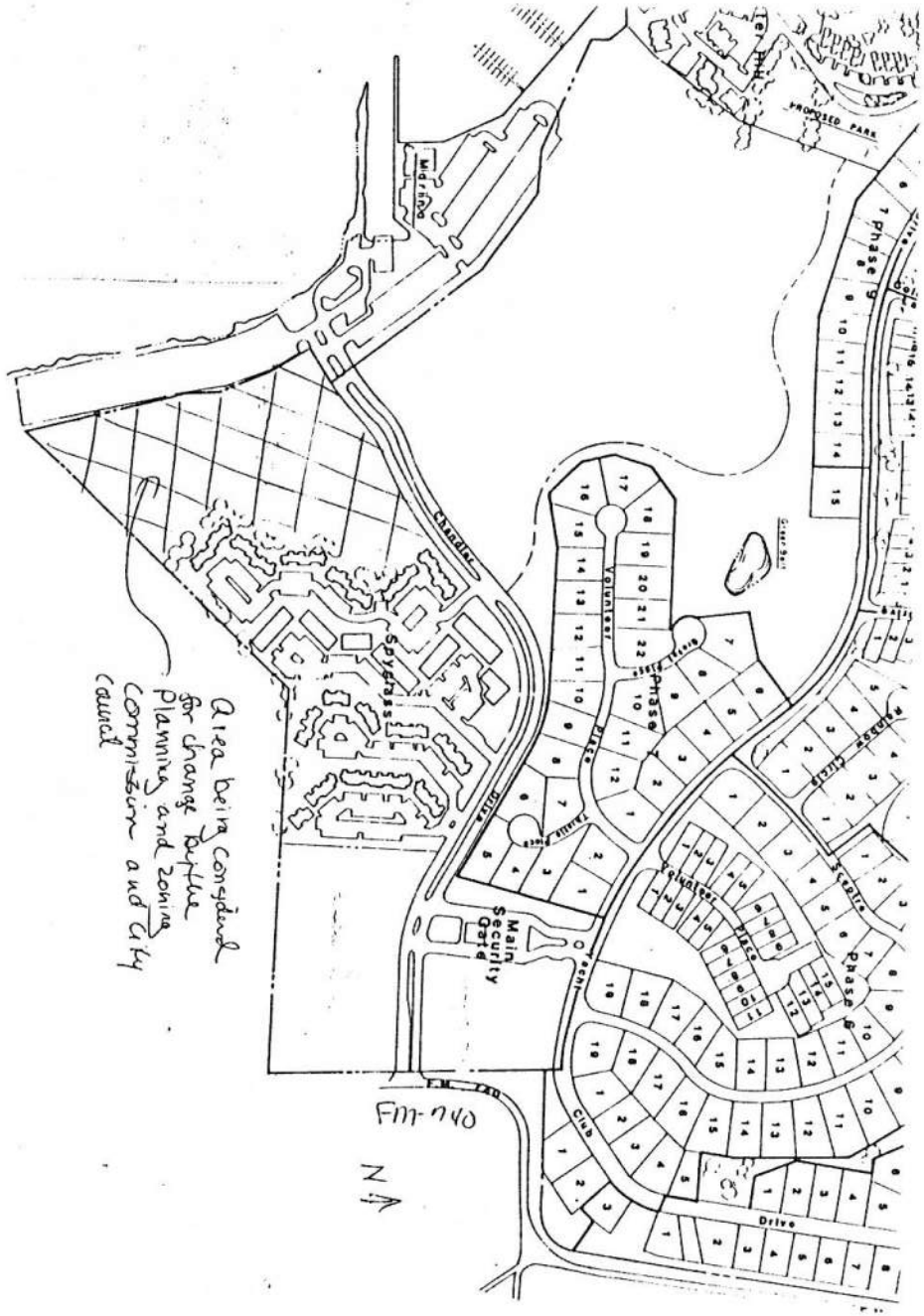

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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

Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. more single family housing, "good"

2.

3.

Signature _____

Address 405 YC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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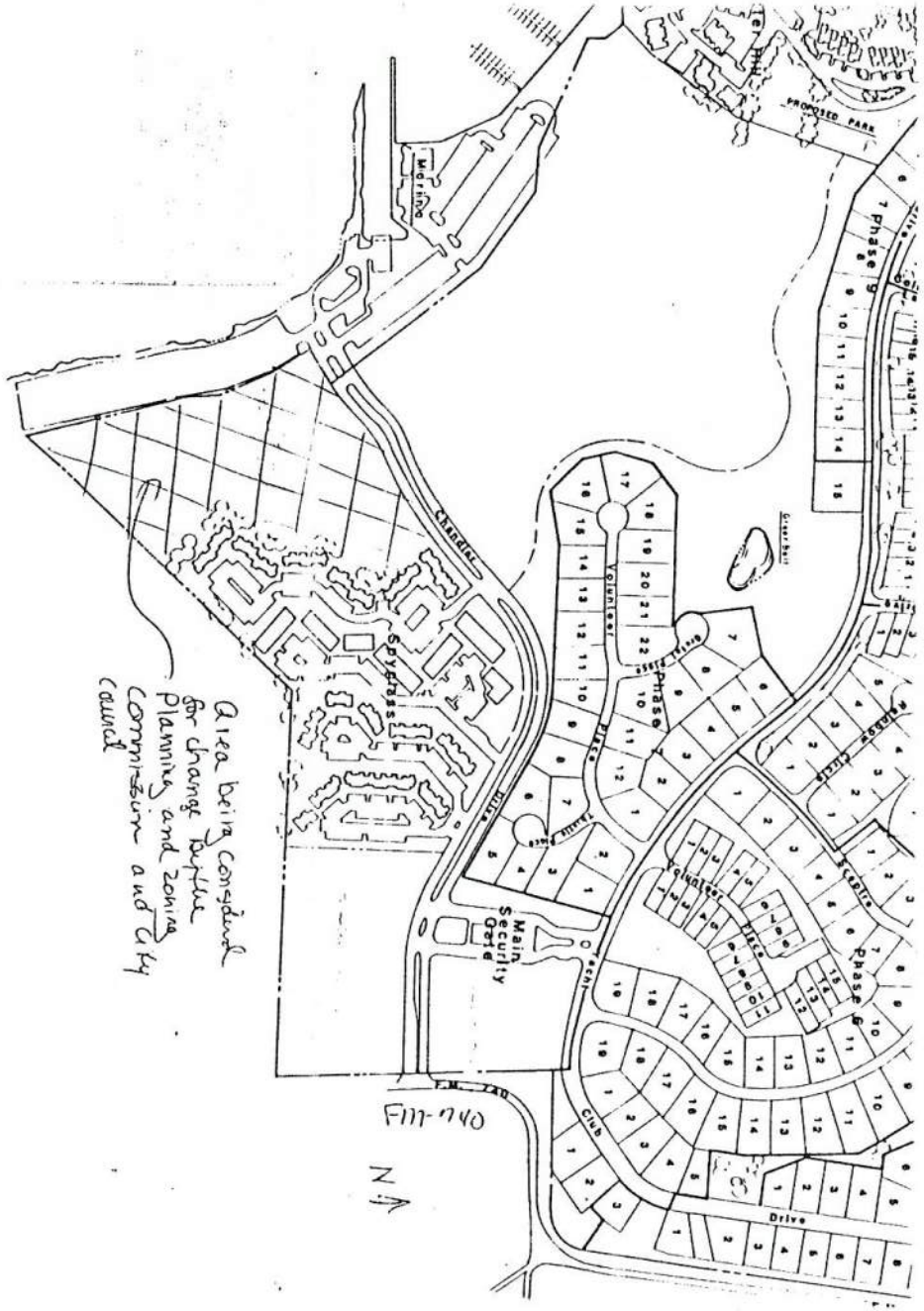

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I see no neg. impact provided houses are of comparable value to those in the adjacent areas.
2.
3.

Carol W Pfeffer

Signature _____

Address _____

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

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Benjamin & Sheridan Franklin

Address 442D Yacht Club

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

CITY OF ROCKWALL

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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 Mark W. Roberts

Address P.O. Box 1116
Addison, TX 75001

CITY OF ROCKWALL

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Better use of land —

2.

3.

Signature Paul J. Krebs

Address 5710 Southern Cross —
Rockwall —

CITY OF ROCKWALL

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. In favor AS LONG AS Rob Whittle IS NOT the Developer
2. Am opposed IF Rob Whittle is the Developer
3.

Signature Robert D. Rimich, Jr.

Address 5808 Yacht Club Drive
Rockwall, Texas 75087

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I AM A BUILDER AND THINK THAT Single family is BETTER
2. Multi family BRINGS LOW INCOME people TO
3. TOWN WE DON'T NEED ANY MORE
Multi family TENDS TO get
RUN DOWN FASTER

Signature [signature]

Address 5614 CAMBRIA

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 [signature]

Address 548 Yacht Club Dr

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

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. LOWER DENSITY = STABILITY PROPERTY RESIDENTIAL
2. STABILITY = HIGHER LONG TERM [redacted] VALUE
3. HIGER VALUE = HIGHER TAX REVENUE - BETTER SERVICES.

Signature James L. Whitt

Address 13355 NOEL RD. #1340
DALLAS TX 75240

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Prefer the "least dense" zoning possible
2. Would prefer maximum 4 unit per acre
3. above desired to limit traffic on Henry Chandler Drive.

(Also: Maximum Roof line height 20'.

Signature R. C. Hamilton

Address 6101 Volunteer Place
Rockwall, Tx 75087

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Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I FEEL IT WILL RAISE THE VALUE OF THE LAND WITH ZERO LOT LINE HOMES OR JUST SINGLE FAMILY HOMES
2. APARTMENTS AND CONDOS IN THIS AREA HAVENT BEEN
3. TAKEN CARE OF, THUS REDUCING PROPERTY VALUES ALL AROUND.

SHOULD INCREASE THE VALUE OF SURROUNDING HOMES.

Signature R W Wells

Address #18 INTREPID CIR.
ROCKWALL, TX. 75087

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. We have too many multiples in Chandlers now.
2. This is desirable property for single families
3.

We own 271 & 339 H Chandler Drive.

Signature Kenneth J Mast

Address 5554 Canada Court.

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. WILL KEEP POPULATION DENSITY MORE IN LINE WITH ENVIRONMENT.
2. KEEP TRAFFIC ON 740 AT A MANAGEABLE LEVEL.
3. REDUCE ENVIRONMENTAL AND CITY SERVICES IMPACT

Signature [signature]

Address 6 INTREPID CIR.

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

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Dale Cole
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Ken Baker (Ken BAKER)

Address 456C Yacht Club DR
Rockwall, Tx

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Single family housing enhances the community —
2.
3.

Signature Mary Ellen Williams

Address 212 Sovereign Dr.

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Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduce traffic on HENRY CHANDLER DR. VS HIGHER
2. ZERO LOT LINE IS IN DEMAND & WILL SELL DENSITY. VS LEASE.
3.

Signature R.K. BEVAN

Address 6003 VOLUNTEER

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 3/30/92

NUMBER OF PAGES (INCLUDING COVER PAGE) 5

TO:

NAME: Barbara Allen

COMPANY: Northcorp Realty Advisors, Inc

FAX NUMBER: (214) 691-4261

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Julie Couch

THANK YOU.

CITY OF ROCKWALL

"THE NEW HORIZON"

March 30, 1992

Barbara Allen
Northcorp Realty Advisors, Inc.
8080 Park Lane, Suite 700
Dallas, Texas 75234

Faxed 3/30/92

Dear Ms. Allen:

As we discussed over the phone today, the City of Rockwall currently has two zoning actions being considered on a tract of land that was owned by the Cimmaron Savings and Loan Association. As I understand it, the tract being considered is referred to in your documents as Tract E, Southlake Front Tract, a 6.9355 acre tract of land which is located off of Henry M. Chandler Drive in Rockwall, in the Chandlers Landing development. The legal description of the tract is identified under two separate parcels as follows:

1. Lot 4, Block A, Phase Four of Spyglass Hill Condominiums, an Addition to the City of Rockwall

2. A portion of Tract 134 of the E. Teal Survey, Abstract 207, Rockwall County

It is my understanding, after discussing the tract with you that Northcorp Realty is a contractor to the RTC, who is currently the conservator of this property for Cimmaron Federal Savings and Loan Association.

The property is currently zoned Planned Development No. 8 and is designated for multifamily development. The two zoning cases being considered by the City of Rockwall are described as follows:

1. The Rockwall City Council has initiated hearings to consider amending the current zoning to reduce the maximum density to 14 units per acre, which is the current maximum density under the City's standard multifamily zoning classification. The initiation of hearings was ordered by the City Council at the conclusion of the

biennial review of all partially or undeveloped planned developments within the City.

2. In conjunction with the above hearings, Mr. Wayne Whitman has submitted a request to change the land use designation for this tract from multifamily to zero lot line, single family detached. He has submitted a concept plan for such a development as the prospective buyer. The Commission will consider a preliminary plan and area requirements for this land use.

The property owner may respond positively or negatively to either or both of these proposed changes. It is my understanding that as the owner's representative your firm would have the authority to submit a response. I have attached a form that may be returned with a response or a representative may attend the meeting. The public hearing will be held before the Rockwall Planning and Zoning Commission on April 9, 1992 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas. You are encouraged to have a representative present at the meeting to address the Commission in regard to the owner's input. The Commission's recommendation will be forwarded to the City Council for final action.

If you have any questions regarding this matter please don't hesitate to contact me. I have attached a location map and the legal description on the property for your information.

Sincerely,

Julie Couch
Assistant City Manager

cc: Cimmaron Federal Savings and Loan Association
P.O. Box 1067
Tahlequah, OK. 74465

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

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

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

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

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

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

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

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

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

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

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

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

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

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

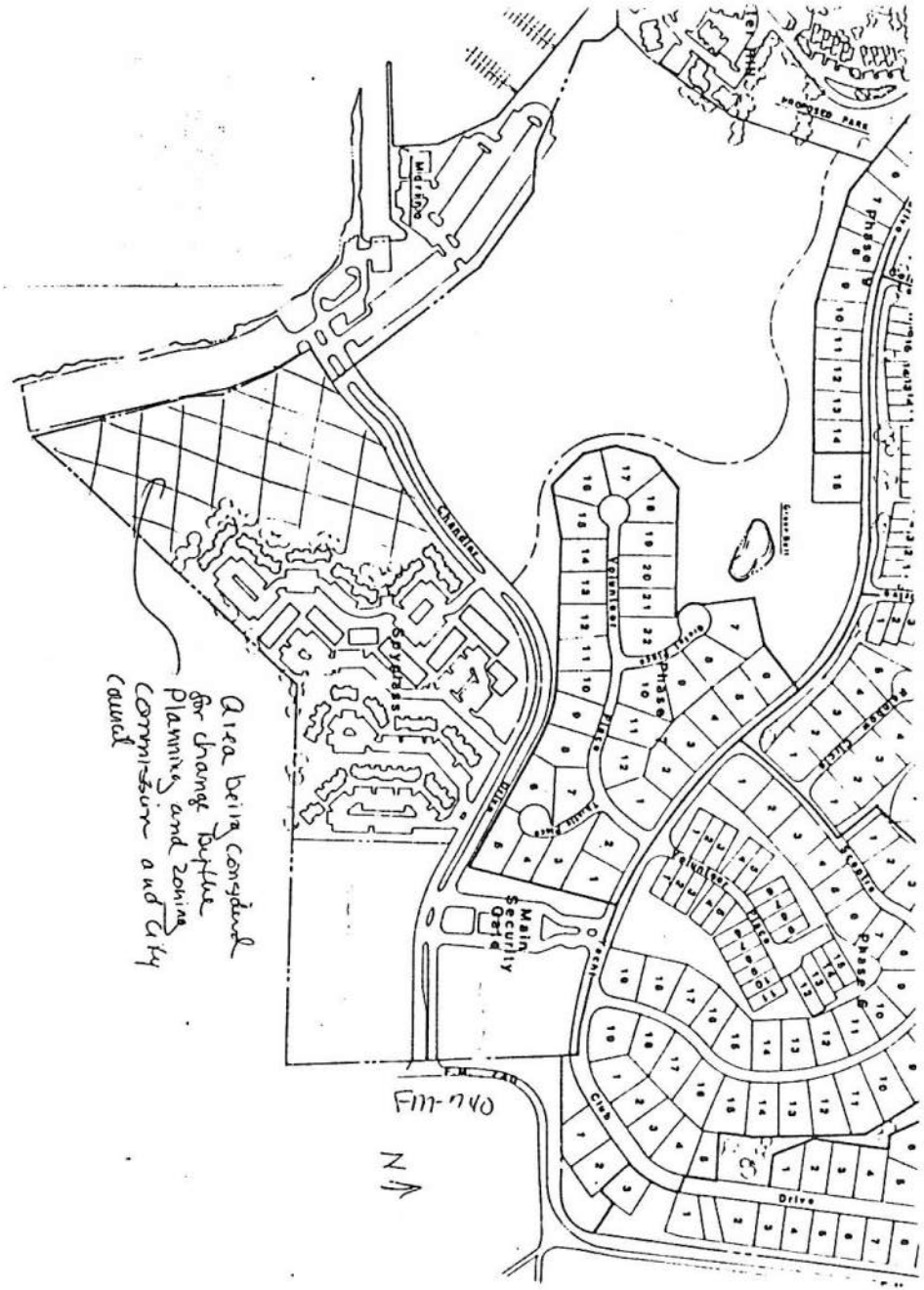
THENCE, North 31 deg. 30' 08" West a distance of 109.80 feet to a 1/2" iron stake found for corner;

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

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

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

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



PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold public hearings on April 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.

2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.

3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.

4. A change in the Preliminary Plan for PD-8, Planned Development No. 8, regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive.

All interested persons are encouraged to attend.

Attn: Rockwall Chronicle
Please publish this public hearing in tomorrow's edition
of March 25, 1992.

Thanks.

Hilda Crangle
City of Rockwall
771-7700 ext. 103

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 _____

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

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 5/29/98

NUMBER OF PAGES (INCLUDING COVER PAGE) 3

TO:

NAME: Sam Chennault

COMPANY:

FAX NUMBER: 771-3538

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

Sam, - please forward a copy of this to Wayne. Let me know if you want to schedule a meeting next week to go over these issues.

Julie

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME:

THANK YOU.

Faxed 5/29
Mailed 5/29

CITY OF ROCKWALL

"THE NEW HORIZON"

May 29, 1992

Wayne Whitman
905 Trailwood
Hurst, Texas 76053

Re: Application for Zero Lot Line Land Use Under PD-8 for 6.88 acres on Henry M. Chandler Drive

Dear Mr. Whitman:

As you are aware, at the last meeting of the Planning and Zoning Commission on May 14 they agreed to, per your request, again continue the public hearing on any changes to the zoning on this property until the next regular meeting on June 11. Your representative, Mr. Sam Chennault was present and he indicated that it was his understanding that you would be ready to present your plan for this property to the Commission at their June meeting. This was the second time the Commission has continued the public hearing at your request.

As we have discussed on several occasions, there is certain information that the Commission will need in order to consider your request. Prior to your initial submission you indicated that you were considering a development similar to the Orleans on the Lake Addition. I indicated to you at our initial meeting that both Orleans On the Lake and your proposed plan did not conform to the current standard Zero Lot Line District requirements but that under PD zoning the area requirements could be different from those in the standard zoning district if it is determined to be appropriate by the Commission and City Council. At that time I indicated that you would need to submit a preliminary site plan and the specific area requirements for your development for consideration at the public hearing along with the land use change under the PD. Your original site plan which was submitted with your application indicated some of the area requirements such as 5 foot side setbacks and lot depths ranging from 75 feet to over 120 feet, and lot sizes ranging from 3,240 sq.ft. to over 5,000 sq.ft. As was indicated at the time of submission, these standards do not conform with the requirements of the standard zero lot line zoning district, but could be considered under PD zoning, which is how the request was advertised.

Under Planned Development zoning an applicant is required to submit the proposed land use, a

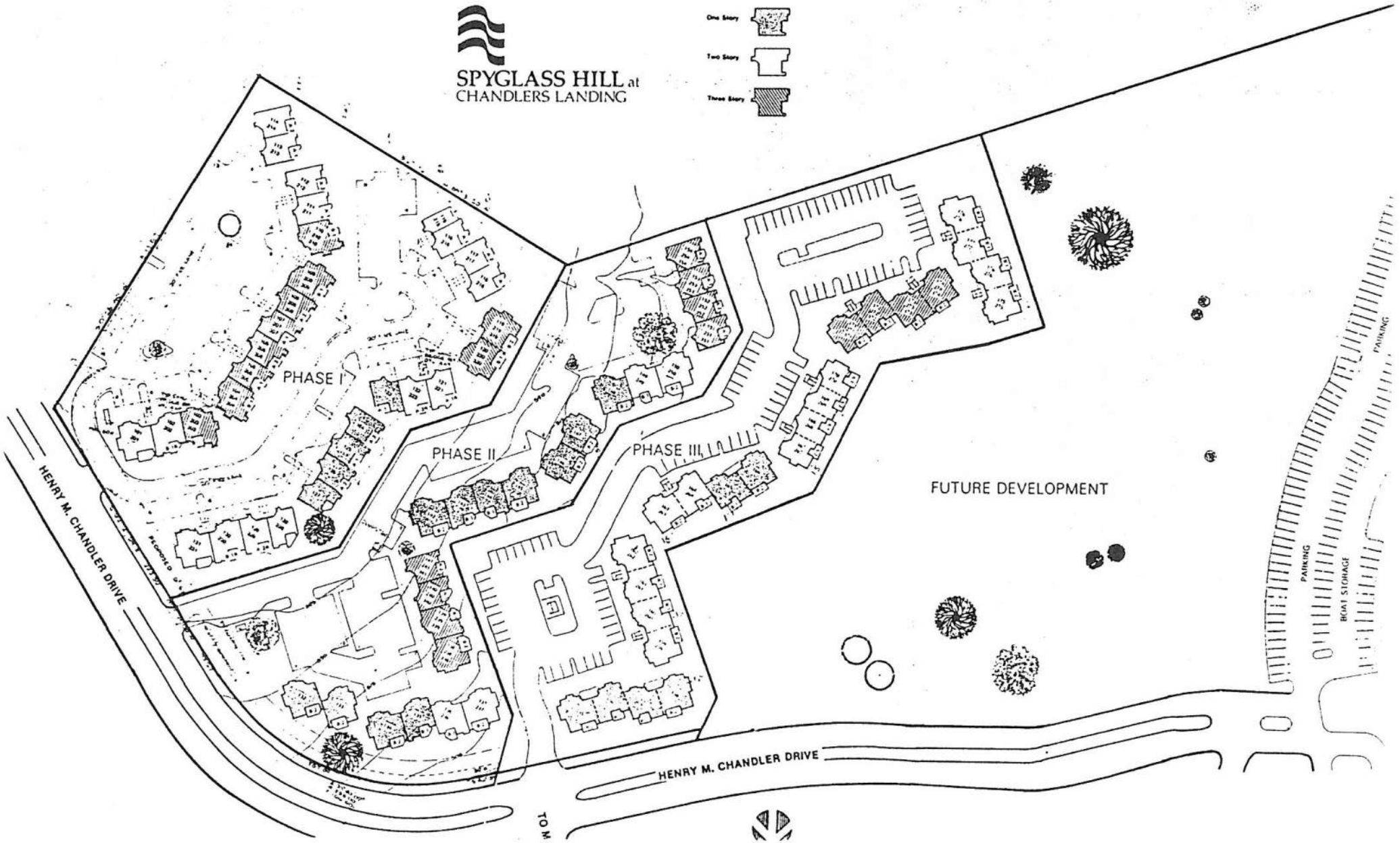
preliminary site plan for development, and the proposed area requirements. After reviewing your original preliminary site plan submission, I met with your representative, John Lindsay, and identified several issues that needed to be addressed. To date no additional information has been submitted for the Commission's consideration.

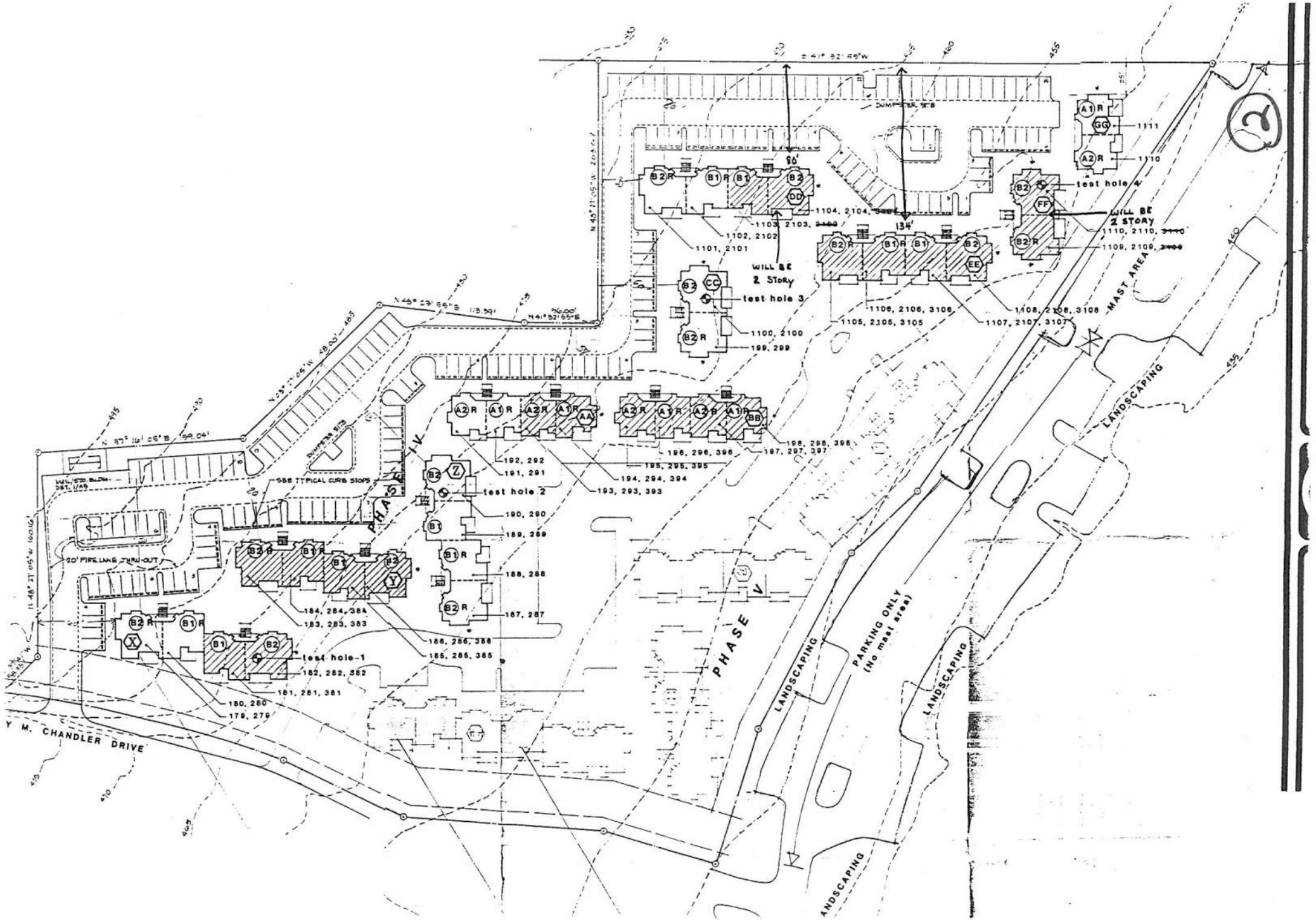
At this point there are several alternatives open to you. If you wish to finalize your submission for a zero lot line development under the current PD zoning the necessary information needs to be submitted to me no later than Friday, June 5 at 1:00 P.M. This will allow time for staff review of the information and inclusion of the information in the agenda packet for the Commission. If you wish to refile a request for a development under the Zero Lot Line Zoning District that conforms to the standard zero lot line classification area requirements a new application will need to be submitted and the existing application withdrawn. If you wish to proceed with your plans for zero lot line development under the PD zoning, but you are unable to finalize your plans at this time you could withdraw your current application and resubmit at a later date. You could request an additional extension, however, I think there would be some hesitation on the part of the Commission to grant an additional continuance.

If the Commission does not, at this time, consider your request for zero lot line use on this tract, they will proceed forward with their consideration of the maximum density under the current multifamily designation. As the land owner you may want to submit comments to the Commission in regard to this proposed change. If you need any additional information or would like to discuss this matter further please give me a call.

Sincerely,

Julie Couch
Assistant City Manager


SPYGLASS HILL at
CHANDLERS LANDING
One Story
Two Story
Three Story
PHASE I
PHASE II
PHASE III
FUTURE DEVELOPMENT
HENRY M. CHANDLER DRIVE
HENRY M. CHANDLER DRIVE
PARKING
BOAT STORAGE
PARKING


PHASE IV
PHASE V
test hole 1
test hole 2
test hole 3
test hole 4
WILL BE 2 STORY
WILL BE 2 STORY
MAST AREA
LANDSCAPING
LANDSCAPING
LANDSCAPING
PARKING ONLY (No mast area)
20' FIRE LANE THRU-OUT
SEE TYPICAL CURB STOPS
DUMPSTER SITE
DUMPSTER SITE
Y M. CHANDLER DRIVE
1101, 2101
1102, 2102
1103, 2103, 3103
1104, 2104, 3104
1100, 2100
199, 299
1105, 2105, 3105
1106, 2106, 3106
1107, 2107, 3107
1108, 2108, 3108
1109, 2109, 3109
1110, 2110, 3110
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195, 295, 395
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181, 281, 381
180, 280
179, 279
12

CITY OF ROCKWALL

"THE NEW HORIZON"

September 18, 1992

Mr. Wayne Whitman
272 Henry Chandler Drive
Rockwall, Texas 75087

Dear Mr. Whitman:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a change in the preliminary plan for PD-8. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

Hilda Crangle

Hilda Crangle
City Secretary

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

MEMORANDUM
September 1, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Land Use Change in PD-8 West of Spyglass Hill

History of the Request

Last spring during the PD review the Planning and Zoning Commission recommended to the City Council that hearings be initiated to consider reducing the maximum density on the 6.8 acre tract of land located between the last phase of Spyglass Hill and the marina parking area. This area was originally planned to be developed as the rest of Spyglass Hill generally at a density of 18 units per acre. Our current maximum density under MF-15, the only multifamily zoning district, is 14 units per acre. The Council agreed with the Commission and instructed them to initiate hearings. The hearing was advertised for the Commission meeting in April.

During this same time the property was under contract for sale from the RTC to Mr. Wayne Whitman. He indicated that he was planning to develop zero lot line not multifamily on the tract. He submitted a request for a change in land use under the PD for Zero Lot Line and a proposed set of area requirements. The area requirements proposed did not meet the zero lot line minimum requirements, which is permitted under PD if approved by the Commission and City Council.

Because Mr. Whitman was still in the process of purchasing the property and because he did not want to spend funds planning the site if he was not the purchaser he requested and received several continuances from the Commission. In August the Commission completed their review of the request and their recommendation is discussed in more detail below.

There is considerable interest in this request from both the residents of Spyglass Hill and from Windward Slope to the south in Heath due to the question of views. When Phase 4 of Spyglass Hill was approved in 1984-85 there were some concessions made to view with the design and height of the proposed buildings in Phase 4. The same questions were raised at the public hearing for this proposed development.

Elements and Issues of the Request

A. Change in Land Use

The current land use designation is for multifamily. The application from Mr. Whitman is for zero lot line single family uses.

B. Number of Lots

Mr. Whitman's original site plan contained a total of 44 lots. Under the current zoning a total of approximately 120 units could be constructed. The Commission had requested several changes in the site plan and the final version, a copy of which is attached for Council consideration, contains 36 lots.

C. Area Requirements

Originally, Mr. Whitman had requested approval of a set of area requirements that were not as restrictive as those in the zero lot line district. Attached is a copy of the current area requirements, those originally requested by the developer and those recommended for approval by the Commission. The current plan meets all of the minimum requirements of zero lot line district except for lots 29 and 35. These two lots meet all of the requirements except for lot depth. The Commission has recommended that those two lots be approved as submitted. The maximum height in the zero lot line district is 30 feet and that is what was requested by the developer.

D. Preliminary Plat and View

As indicated, the overriding issue in this request was that of view. The residents of Spyglass Hill and Windward Slope expressed concern of the loss of views if 30 foot houses were to be built. The Commission reviewed the buildings that had been proposed in Phase 4 of Spyglass Hill and compared the view impact with that development to the possible impact of the proposed development. It has been the developer's position that there is no way to develop the land and not impact view to a certain extent due to the topography of the land. The residents of Spyglass Hill have voiced a variety of positions expressing opposition to the project. The most recent request from Bryan Thurston, who owns one of the units above lots 16-18 and who was the architect for Spyglass Hill, requested that the Commission require that the lots meet the 12 foot rule required in the Chandlers deed restrictions.

The Commission had requested the developer to provide a plat that would identify the elevation of the streets and pads within the development as well as identify the floor elevations of the existing buildings. These elevations are shown on the attached plan. The implementation of the 12 foot rule, as interpreted by staff, would result in the lowering of the building pads on the majority of the uphill lots by 1-5 feet. Lots 16-18 would be more adversely affected by the change because the lots would have to be lowered from 10 to 14 feet in order to comply with the requirement. The Commission's recommendation would allow the developer to lower the height of the structures or lower the pad elevation to accomplish the height reduction.

Commission Recommendation

The Commission has recommended the following:

1. That the change in land use from multifamily to zero lot line be approved with the zero lot line development meeting the area requirements submitted by the

developer, except that all of the minimum requirements of the zero lot line district, other than as approved on the preliminary plat, be met. As indicated, a copy of the area requirements are attached.

2. That the preliminary plat be approved as submitted with the following conditions:

   a. That the height of the structures constructed on lots 16-27 not exceed the following elevations:

      Lots 24-27 not exceed an elevation of 508
      Lot 23 not exceed an elevation of 504
      Lot 22 not exceed an elevation of 498
      Lots 20-21 not exceed an elevation of 494
      Lots 16-18 not exceed an elevation of 485

   b. That no driveways shall be permitted on to Henry M. Chandler Drive.

Attached you will find copies of the response from the developer regarding the recommendation of the Commission and a letter from Bryan Thurston, a representative of the Spyglass Hill Assoc. The developer has some strong concerns about the effect of the Commission's recommendations regarding lots 16-18. You will also find a letter from the Chandler's Landing Community Assoc. requesting the Council to delay action on the request until after they have a chance to review the preliminary plat. They are scheduled to meet on Wednesday, September 9 to consider the issue. The public hearing has been advertised for Tuesday, but the Council could certainly continue the hearing or delay action if you want to receive additional input. It may be beneficial for the Council to be aware of the Community Association's position on whether the lots should be required to meet the 12 foot rule. Mr. Whitman has indicated that he is not opposed to delaying action on the request if the Council elects to do so.

The Commission's recommendation made no changes to the lot layout or pad elevations on those lots adjacent to the Windward Slope development. In reviewing the buildings that were proposed to be constructed in Phase 4 of Spyglass Hill, none of those structures would have had a view through the property. All of the structures in Windward Slope are one story buildings and are generally at grade with the lots in the proposed development.

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Too much development next to store line

2.

3.

Signature Don Bolen

Address 7 Nob Hill
Greenville, TX 75401

CITY OF ROCKWALL

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

Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. No more condos
2. Less density
3. Traffic is horrendous

Signature Dr. Ed & Mrs S P Newman

Address 13 Intrepid Circle

CITY OF ROCKWALL

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

Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. There is to many unassigned homes & condos.
2. This will only deflat the property value
3.

Signature [signature]

Address 454 A-B Yacht Club Dr.
2316 Henry Chandler

CITY OF ROCKWALL

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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 houses Mr Whitman plans to build will back up to and take the of the Condo's
2. in Phase III.
3. The purchasers were told according to the by-laws of Chandlers Landing we would always have a view of the Lake

Signature Rosemary Mullane

Address 6103 Volunteer Pl
367 Henry Chandler

CITY OF ROCKWALL

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Their are too many homes already and
2. Would block the views of the Condos above.
3.

Signature Steve & Jean Rapallo

Address Condo #155

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

CITY OF ROCKWALL

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduced Density
2. Less Traffic
3. Enhances real estate values

Signature [signature]

Address 5564 - Canada Ct.

Rockwall, Texas 75087.

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

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. reduced traffic for Chandlers & FM740
2.
3.

Signature Elizabeth Hamon

Address 436 E Yacht Club

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. WE HAVE MORE THAN ENOUGH MULTI-FAMILY UNITS IN CHANDLERS LANDING.
2.
3.

H. A. PLOCH

Signature H A Ploch

Address 222 SOVEREIGN CT.

CITY OF ROCKWALL

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. "more Single Family Housing, Great"

2.

3.

Signature [signature]

Address 405 YC

CITY OF ROCKWALL

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I see no neg. impact provided houses are of comparable value to those in the adjacent areas.
2.
3.

Carol K Pfeffer

Signature _____

Address _____

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

CITY OF ROCKWALL

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

Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Benjamin & Sheridan Franklin

Address 442D Yacht Club

CITY OF ROCKWALL

"THE NEW HORIZON"

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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 Mark W. Roberts

Address P.O. Box 1116
Addison, TX 75001

CITY OF ROCKWALL

"THE NEW HORIZON"

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

Jaden Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Better use of land

2.

3.

Signature Paul J. Kreb

Address 5710 Southern Cross

Rockwall

CITY OF ROCKWALL

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

Jake Cof

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. In favor AS LONG AS Rob Whittle IS NOT the Developer
2. Am opposed IF Rob Whittle is the Developer
3.

Signature Robert Q. Amich, Jr.

Address 5808 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087

CITY OF ROCKWALL

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

Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I am a Builder And think that Single family is Better
2. Multi family Brings Low Income people To
3. Town we Don't Need any more

Multi family Tends To get Run down faster

Signature [signature]

Address 5614 Cambria

CITY OF ROCKWALL

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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 [signature]

Address 548 Yacht Club Dr

CITY OF ROCKWALL

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Jake Cof

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. LOWER DENSITY = STABILITY
2. STABILITY = HIGHER LONG TERM PROPERTY RESIDENTIAL VALUE
3. HIGER VALUE = HIGHER TAX REVENUE - BETTER SERVICES.

Signature James E. Whuk

Address 13355 NOEL RD. #1340
DALLAS TX 75240

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

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Prefer the "least dense" zoning possible
2. Would prefer maximum 4 unit per acre
3. Above desired to limit traffic on Henry Chandler Drive.

(Also: Maximum Roof line height 20'.

Signature R. C. Hamilton

Address 6101 Volunteer Place
Rockwall, Tx 75087

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I FEEL IT WILL RAISE THE VALUE OF THE LAND WITH ZERO LOT LINE HOMES OR JUST SINGLE FAMILY HOMES.
2. APARTMENTS AND CONDOS IN THIS AREA HAVENT BEEN
3. TAKEN CARE OF, THUS REDUCING PROPERTY VALUES ALL AROUND.

SHOULD INCREASE THE VALUE OF SURROUNDING HOMES.

Signature R W Wells

Address #18 INTREPID CIR.
ROCKWALL, TX. 75087

CITY OF ROCKWALL

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. We have too many multiples in Chandlers now.
2. This is desirable property for single families
3. We own 271 & 339 H Chandler Drive.

Signature Kenneth J Mast

Address 5554 Canada Court.

CITY OF ROCKWALL

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. WILL KEEP POPULATION DENSITY MORE IN LINE WITH ENVIRONMENT.
2. KEEP TRAFFIC ON 740 AT A MANAGEABLE LEVEL.
3. REDUCE ENVIRONMENTAL AND CITY SERVICES IMPACT

Signature [signature]

Address 6 INTREPID CIR.

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City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Ken Baker (Ken BAKER)

Address 456C Yacht Club DR

Rockwall, TX

CITY OF ROCKWALL

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Single family housing enhances the community —
2.
3.

Signature Mary Ellen Williams

Address 212 Sevenings Dr.

CITY OF ROCKWALL

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Jake Cof

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduce traffic on HENRY CHANDLER DR. VS HIGHER DENSITY.
2. ZERO LOT LINE IS IN DEMAND & WILL SELL VS LEASE.
3.

Signature R.K. BEVAN

Address 6003 VOLUNTEER

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

Case No. PZ 92-8-Z/PP

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

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

1. Encourage family-owned homes → pride in/support of City.
2. Avoid "absent landlord" problems.
3. Less density provides healthier environment.

Signature Mary A. Kerk

Address 216, Sovereign Court
(Chandlers Landing)
Rockwall, TX 75087

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

Case No. PZ 92-8-Z/PP

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

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

1. WOULD GIVE A CHANCE TO EXISTING OWNERS NOT TO
2. ~~LOSE~~ VALUE OF THEIR PROPERTY BY VIEW OBSTRUCTION
3.

Signature J. LEVI

Address 5604 CANADA CT

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

Case No. PZ 92-8-Z/PP

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 5903 RANGER DR

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

Case No. PZ 92-8-Z/PP

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

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

1. MULTI FAMILY WILL LEAD TO EXCESS LOCAL TRAFFIC SINGLE FAMILY ALLEVIATES AN INCREASING PROBLEM.
2. HIGH POPULATION DENSITY LEADS TO SOCIAL PROBLEMS, CRIME, INTERPERSONAL CONFLICT, ETC
3. IN THE LONG RUN MULTIFAMILY LEADS TO DEPRECIATION OF PROPETY VALUES, THIS HAS OCCURRED IN SOME AREAS OF PLANO. ROCKWALL CANNOT AFFORD THIS,

Signature K. John Lumm

Address 122, SCEPTRE DRIVE
ROCKWALL TX 75087

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

Case No. PZ 92-8-Z/PP

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

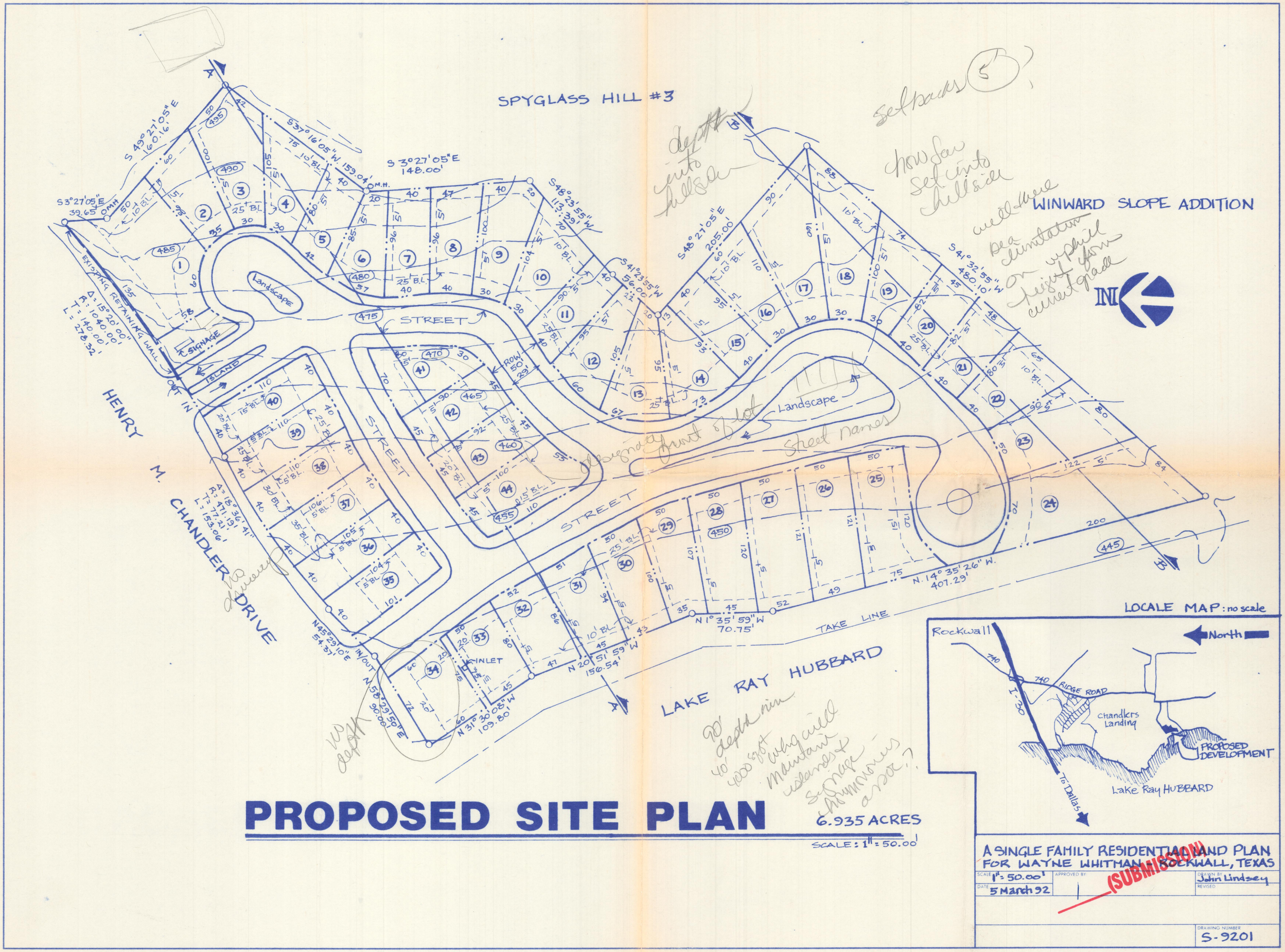
I am opposed to the request for the reasons listed below _____

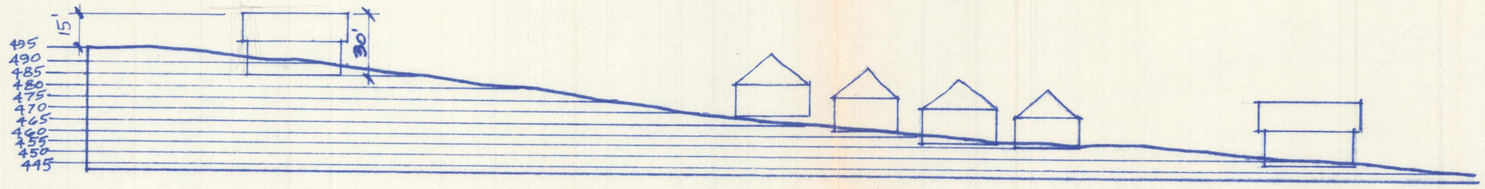
1. It will improve the value of the property and the community
2.
3.

Signature Carol E Barnett

Address Carol E. Barnett
Rt. 1, Box 174
Comanche, TX 76442

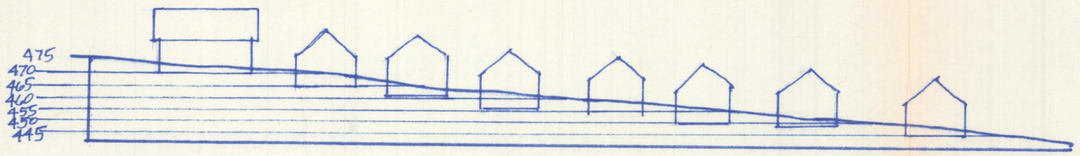
205 West Rusk Rockwall, Texas 75087 (214) 771-7700


SPYGLASS HILL #3
WINWARD SLOPE ADDITION
HENRY M. CHANDLER DRIVE
LAKE RAY HUBBARD
STREET
Landscape
SIGNAGE
ISLAND
EXISTING RETAINING WALL
TAKE LINE
INLET
LOCALE MAP: no scale
Rockwall
North
RIDGE ROAD
Chandlers Landing
PROPOSED DEVELOPMENT
Lake Ray HUBBARD
To Dallas
PROPOSED SITE PLAN
6.935 ACRES
SCALE: 1" = 50.00'
A SINGLE FAMILY RESIDENTIAL LAND PLAN
FOR WAYNE WHITMAN - ROCKWALL, TEXAS
SCALE 1" = 50.00'
DATE 5 March 92
APPROVED BY
DRAWN BY John Lindsey
REVISED
DRAWING NUMBER S-9201
(SUBMISSION)



PROFILE A·A

SC: 1"=50.00'



PROFILE BB

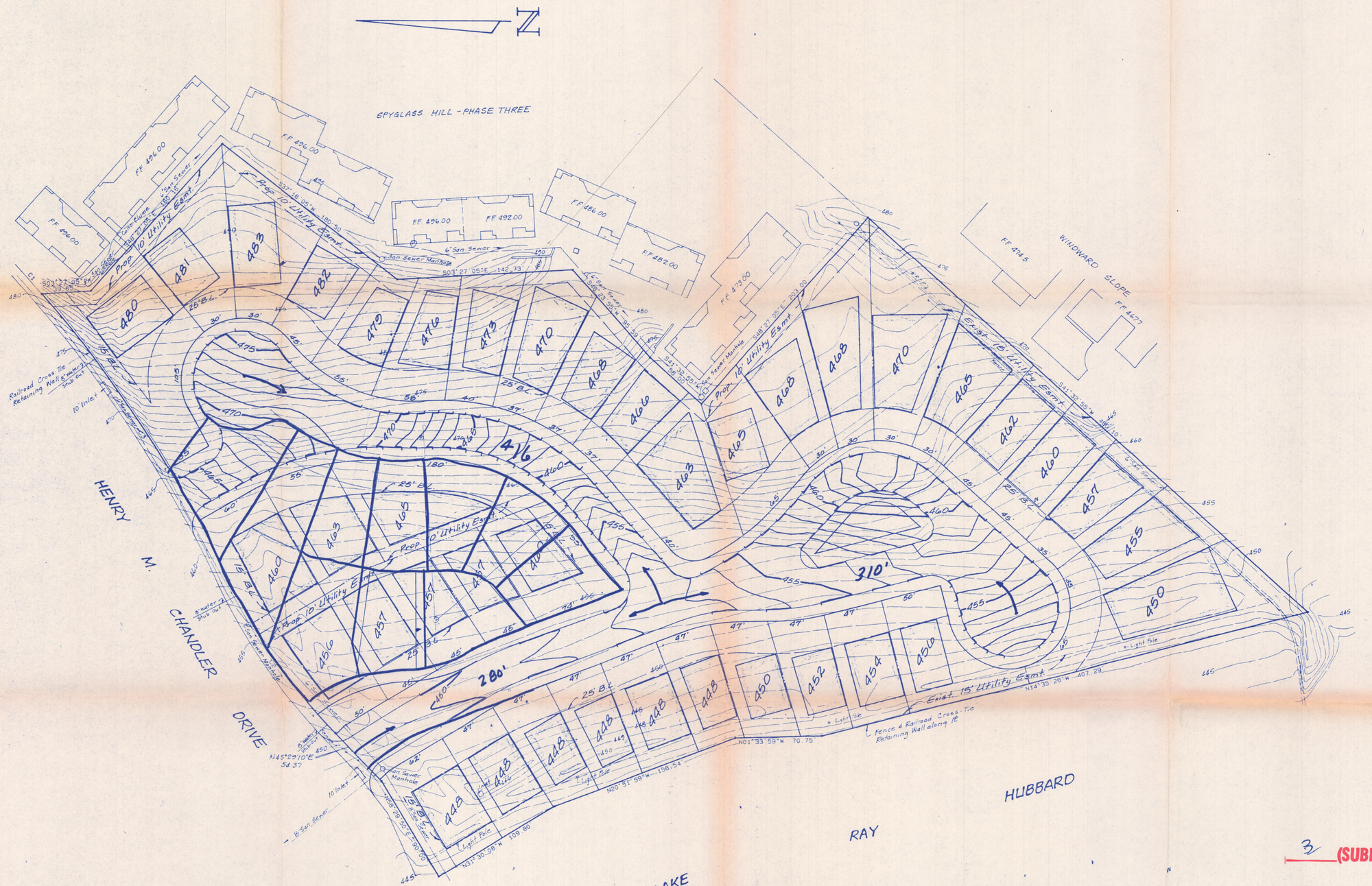
SC: 1"=50.00

PROFILES

SCALE 1"=50.00	APPROVED BY	DRAWN BY
DATE		REVISED

(SUBMISSION)

DRAWING NUMBER S-9202



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S47°52'22"W	32.27	1°46'41"	1040.00	32.27	16.14
C2	N54°47'30"E	152.38	18°36'40"	471.19	153.08	77.21
C3	N56°25'46"E	277.53	15°20'08"	1040.00	278.36	140.02

LEGEND

- ——450—— Existing Contour
- ——460—— Proposed Contour
- 448 Proposed Pad Elevation (± 2 Feet)

3 (SUBMISSION)

Alternate - Lot Layout.

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

SCALE	DATE	JOB NO.
1"=40'	7-01-92	9260

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WAYNE WHITMAN



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S47°52'22"W	32.27	1°48'41"	1040.00	32.27	16.14
C2	N54°47'30"E	152.38	18°36'40"	471.19	153.06	77.21
C3	N56°25'46"E	277.53	15°20'08"	1040.00	278.38	140.02

LEGEND

- ——450—— Existing Contour
- ——460—— Proposed Contour
- 448 Proposed Pad Elevation (± 2 Feet)

2 (SUBMISSION)

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=40'	7-01-92	9260

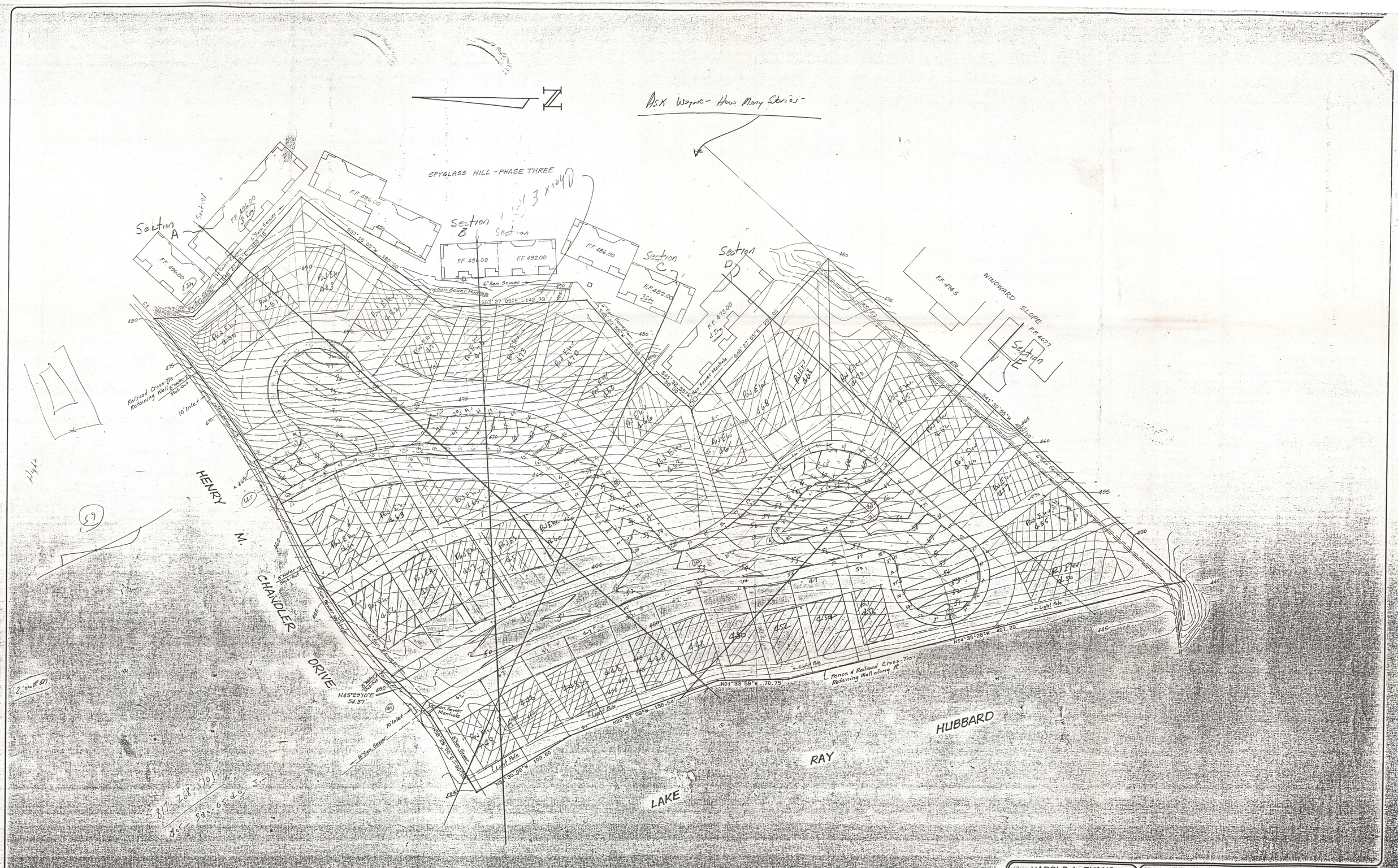
PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WAYNE WHITMAN

2story
508
1story
2story
2 Story
3story
2story
3story
2story
3story
2



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S47°52'22"W	32.27	1°46'41"	1040.00	32.27	16.14
C2	N54°47'30"E	152.38	18°38'40"	471.19	153.08	77.21
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HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	7-01-92	2260

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SPYGLASS HILL - PHASE THREE


N
FF 496.00
FF 496.00
FF 496.00
FF 492.00
FF 486.00
FF 482.00
FF 478.00
FF 474.5
FF 467.7
WINDWARD SLOPE
Prop. 10' Utility Esmt.
6" San Sewer
San Sewer Manhole
Exist. 15' Utility Esmt.
Prop. 20' Utility Esmt.
Prop. 15' Utility Esmt.
Railroad Cross Tie Retaining Wall 6' Height
Shed Out
10' Inlet
S. Water
Shed Out
Light Pole
Fence & Railroad Cross Tie Retaining Wall along ft
HENRY M. CHANDLER DRIVE
RAY HUBBARD LAKE
S03°27'05"E 142.73'
S41°32'55"W 205.00'
N14°35'26"W 402.29'
N01°33'59"W 70.75'
N20°57'59"W 156.54'
N31°30'38"W 109.80'
N45°29'10"E 54.37'
N68°09'50"E 100.00'
S03°27'05"E 180.50'
S88°27'05"E 205.00'
Block "A"
Block "B"
481 30
482 29
483 28
470 24
471 25
472 26
473 27
474 23
475 22
476 21
477 20
478 19
479 18
480 17
481 16
482 15
483 14
484 13
485 12
486 11
487 10
488 9
489 8
490 7
491 6
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496 1
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515 50
516 51

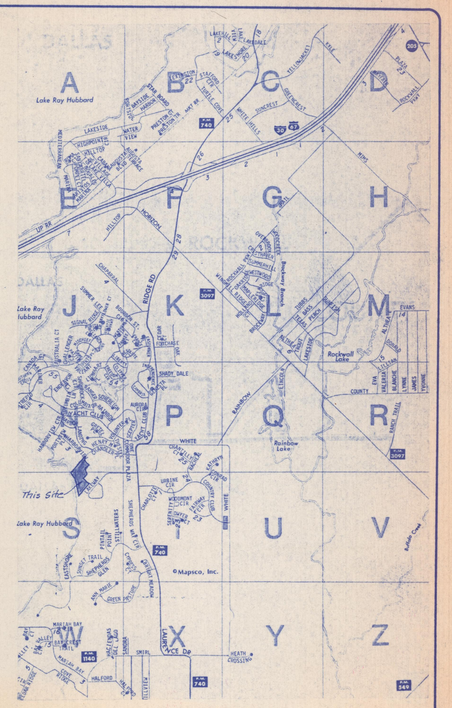
SPYGLASS HILL - PHASE THREE

N

HENRY M. CHANDLER DRIVE

RAY HUBBARD LAKE

WINDWARD SLOPE



LOCATION MAP
Scale: 1"=2,000'

To: File

(APPROVED SITE PLAN)

AREA = 6.888 Acres ±
PROPOSED 36 "0" LOT LINE GARDEN HOMES
EXISTING ZONING = MULTI-FAMILY
MINIMUM LOT SIZE = 5,000 SQ.FT.
50' WIDE MIN. AT FRONT BUILDING LINE

92-08

MARINA VILLAGE

LEGEND

- 450 — Existing Contour
- 460 — Proposed Contour
- 448 — Proposed Pad Elevation (± 2 Feet)

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S47°52'22"W	32.27	1°46'41"	1040.00	32.27	16.14
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HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	8-10-92	9260

PRELIMINARY SITE & GRADING

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Wayne Whitman ~ Owner
905 Trailwood Drive Hurst, Texas 76052 Telephone No. 771-2949

Rev 8-19-92, Rev 9-08-92

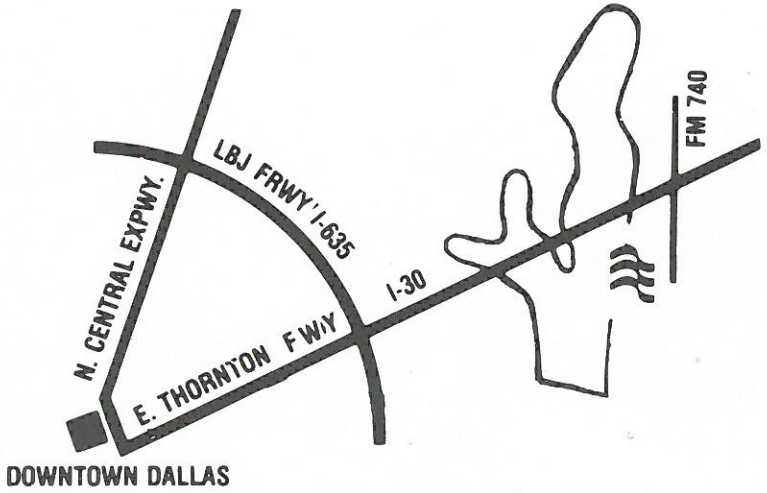
SPYGLASS HILL at
CHANDLERS LANDING



Luxury Waterfront Living

Lake Ray Hubbard
Rockwall, Texas





22 Miles to Downtown Dallas

SPYGLASS HILL

Chandlers Landing, Rockwall, Texas

Dallas Metro 226-1901

A Development of

American Condominium Corporation of Texas

SPYGLASS HILL at CHANDLERS LANDING

One Story

Two Story

Three Story

PHASE I

PHASE II

PHASE III

FUTURE DEVELOPMENT

HENRY M. CHANDLER DRIVE

HENRY M. CHANDLER DRIVE

TO MARINA

NORTH

PARKING

BOAT STORAGE

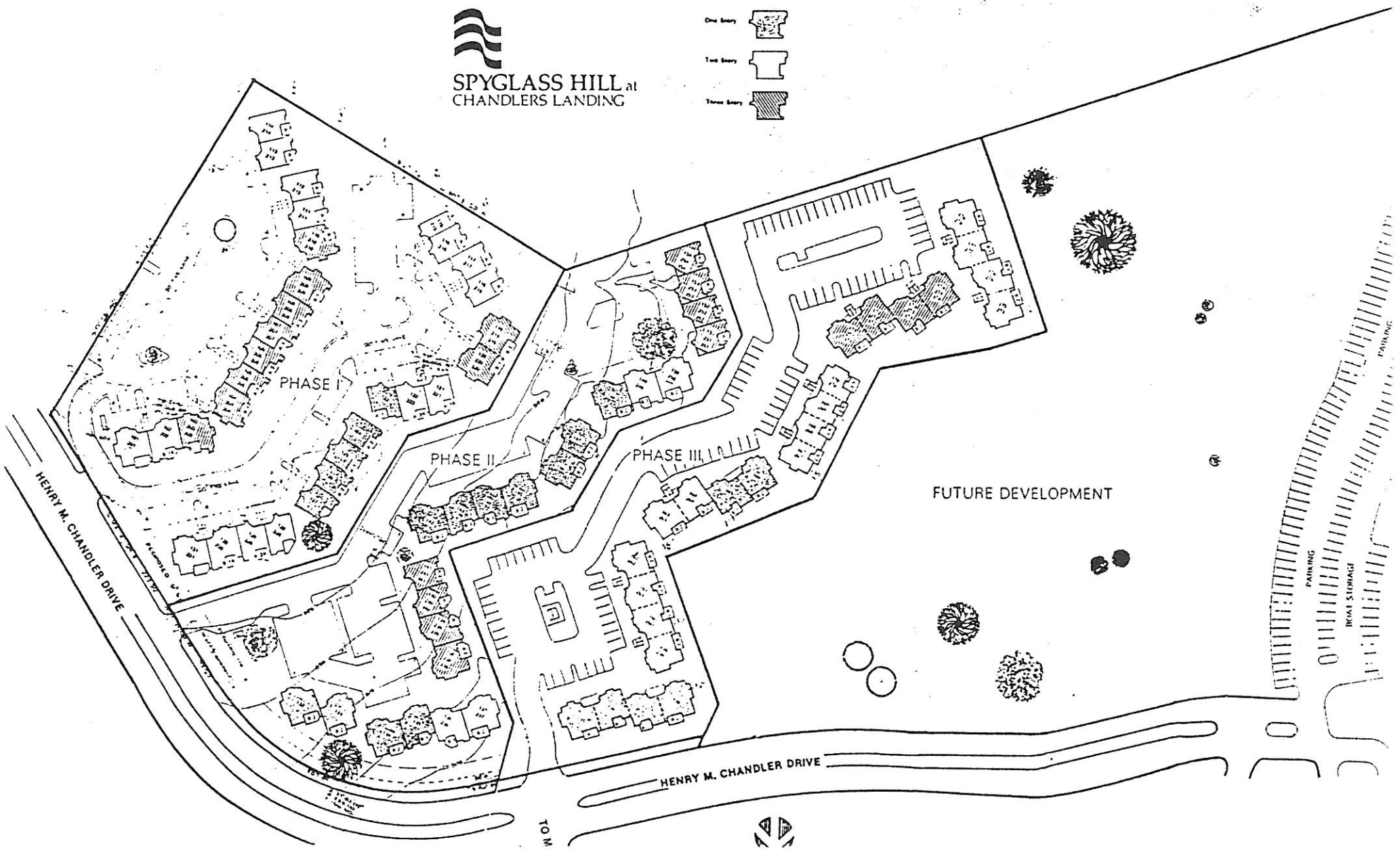
PARKING

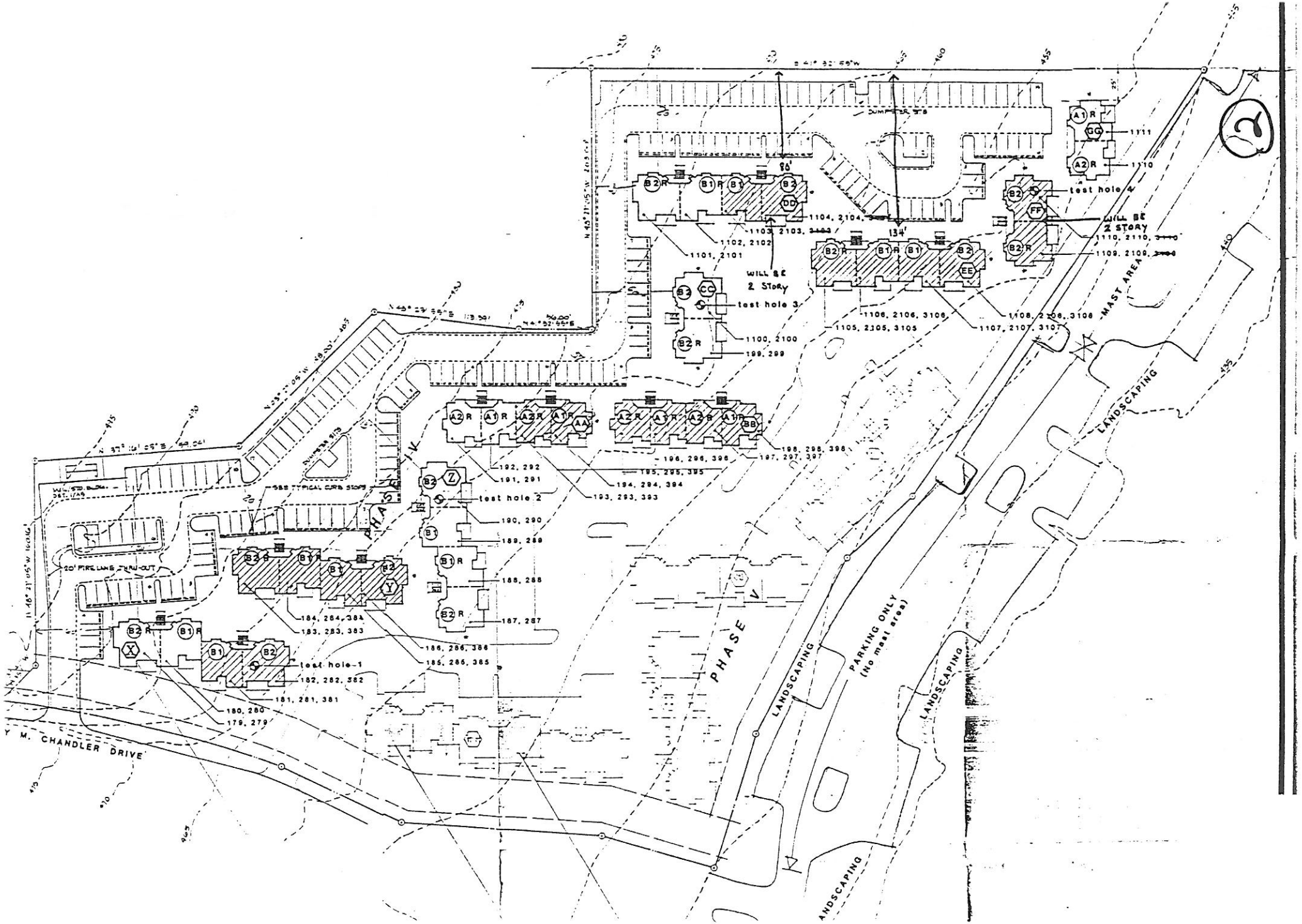
BOAT STORAGE

LAKE RAY HUBBARD

ZERO LOT LINE
AREA REQUIREMENTS

Description	Current Area Reqs. Under Zero Lot Line	Area Requirements Proposed by Developer	Area Requirements Recommended by P&Z
Minimum Lot Area	5,000 sq. ft.	4,200 +/ at 3,600	5,000 ft.
Max. No. of Units/Lots	1	--	1
Min. Sq. Footage/Unit	1,000 sq. ft.	1,700 sq. ft.	1,700
Min. Lot Frontage	50 ft.	40 ft. - 1 exception	50
Min. Lot Depth	90 ft.	90 ft. - 1 exception	90 ft. - 2 exceptions
Front Setback	20 ft. + 1 ft. each over 25	25 ft.	25 ft.
Rear Setback	10 ft.	10 ft.	10 ft.
Side Setback: Zero Side Maint. Easement Abutting Street Abutting Arterial	 0 10 ft. 15 ft. 20 ft.	 0 10 ft. -- --	 0 10 ft. 15 ft. 20 ft.
Maint. Easement	5 ft.	--	5 ft.
Distance Between Buildings	10 ft.	--	10 ft.
Max. Building Coverage	50%	50%	50%
Max. Height	30 ft.	30 ft.	30 ft.
No. of Off Street Spaces	2 + 2 Car Garage	2 + 2 Car Garage	2 + 2 Car Garage


SPYGLASS HILL at
CHANDLERS LANDING
PHASE I
PHASE II
PHASE III
FUTURE DEVELOPMENT
HENRY M. CHANDLER DRIVE
HENRY M. CHANDLER DRIVE
PARKING
BOAT STORAGE
PARKING



2
DUMPSTER SITE
80'
134'
WILL BE 2 STORY
test hole 4
test hole 3
test hole 2
test hole 1
1101, 2101
1102, 2102
1103, 2103
1104, 2104
1105, 2105, 3105
1106, 2106, 3106
1107, 2107, 3107
1108, 2108, 3108
1109, 2109
1110, 2110
1111
1100, 2100
199, 299
192, 292
191, 291
190, 290
189, 289
188, 288
187, 287
186, 286, 386
185, 285, 385
184, 284, 384
183, 283, 383
182, 282, 382
181, 281, 381
180, 280
179, 279
193, 293, 393
194, 294, 394
195, 295, 395
196, 296, 396
197, 297, 397
198, 298, 398
20' FIRE LANE THRU-OUT
PHASE IV
PHASE V
MAST AREA
LANDSCAPING
PARKING ONLY (No mast area)
M. CHANDLER DRIVE

ORDINANCE NO. 92-39

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

WHEREAS, a request for a change in land use designation under PD-8 from multifamily to zero lot line residential was submitted by Wayne Whitman on a 6.8 acre tract of land; and

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

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

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

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



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

B. The property described on Exhibit "A", attached hereto, shall be used for Zero Lot Line residential development and shall be regulated by the following area requirements. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for said use.

Area Requirements

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

11.	Maximum Building Coverage -	50%
12.	Maximum Building Height -	30 ft.
13.	Minimum No. of Offstreet Parking Spaces -	2 + 2 car garage

C. All development of this tract shall be in accordance with and regulated by the approved development plan as shown on Exhibit "B", attached hereto and made a part hereof.

D. The maximum height of structures, as calculated under the Comprehensive Zoning Ordinance, which may be constructed on lots 16-27, as shown on the approved development plan attached as Exhibit "B", shall not exceed the following elevations:

Structures on Lots 24-27 shall not exceed an elevation of 508
Structures on Lot 23 shall not exceed an elevation of 504
Structures on Lot 22 shall not exceed an elevation of 498
Structures on Lots 20-21 shall not exceed an elevation of 494
Structures on Lots 16-18 shall not exceed an elevation of 485

E. No driveways shall be permitted on to Henry M. Chandler Drive.

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading October 5, 1992

2nd reading October 19, 1992

BEING a tract of land si' ted in the E. TEAL SURVEY, ABSTR' T NO. 207, City of Rockwal Rockwall County, Texas, and bein part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly desribed as follows:

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

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

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

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

South 37 deg. 16' 05" West a distance of 180.60 feet to a 1/2" iron stake set for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A".

STB
architects & planners, inc.
architecture & land planning • dallas • 739-8080
Fax No. (214) 739-8083

FACSIMILE TRANSMISSION

Date 2-16-93 Time 10:25 am
Job No.
Project

To:

Name Ms. Julie Couch
Company City of Rockwall
Fax No. 771-7727

From:

W. Bryan Thruston

TOTAL NUMBER OF PAGES: 3 (Including Cover Page)

We are sending you the following:

☐ Information ☐ Drawings ☐ Specifications ☐ Contract Documents ☐ Other

Copies	Date	Description
1	2-16-93	Letter
1		Public Notice Form

These are transmitted:

☐ For your approval ☐ For review and comment ☐ As requested ☐ For your use ☐ For your files
☑ For distribution to parties ☐ Other

Remarks:

Please foreward to members of Rockwall Board of Adjustments

If checked below, please:

☑ Advise if you did not receive all of the pages in good condition
☐ Acknowledge receipt of transmission

By: W. Bryan Thruston

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

February 16, 1993

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

RE: Board of Adjustment meeting to discuss height variances for PD-8, Wayne Whitman

Dear Ms. Couch:

This letter is in response to your public notice received on the above mentioned February 18, 1993 Board of Adjustments meeting to consider Wayne Whitman's request for a height restriction variance to the City of Rockwall Ordinance 92-39.

Mr. Whitman's request to amend PD-8 in numerous meetings with both the Planning & Zoning Commission and City Council in 1992 were debated and contested by residents and owners in the Spyglass Condominiums and the homeowners in Heath whose homes would abut Mr. Whitman's proposed development.

The concern uppermost in everyone's mind is <u>their view of the lake</u>- which if lost would destroy their property values.

The Planning & Zoning Commission and the City Council spent months in working out a compromise after careful review of the facts and options for this proposed development. We see no reason to further endanger the value of <u>any</u> of the 156 homes in Spyglass I, II, and III.

The Chandlers Landing Community Association has gone on record to support Ordinance 92-39 on behalf of residents and owners at Spyglass Hill, and we trust that <u>any</u> variance to this ordinance will be <u>denied</u> by the Board of Adjustment.

Thank you for your consideration.

Sincerely,

W. Bryan Thruston, A.I.A.
Owner- Spyglass #278

WBT:ja

cc: Rosemary Mullane

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

RESIDENT ALERT !

WARNING!

THE APATHY OF THE AVERAGE CITIZEN IS THE GREATEST WEAPON OF THOSE WHO SEEK TO FORWARD THEIR OWN INTERESTS AND PROFIT AT THE EXPENSE F OTHERS!

A LETTER SUCH AS THIS WAS POSTED AT EACH MAIL HOUSE IN SPYGLASS 1-2-AND 3. IT WAS"DISCOVERED" AND TORN DOWN ALMOST AT ONCE BY A PERSON OR PERSONS WHO OBVIOUSLY WANT YOU TO BE UNAWARE OF WHAT IS HAPPENING UNTIL IT IS TOO LATE!

DID YOU KNOW THAT A"GROUP"SEEKING QUICK PROFIT HAS PURCHASED THE LAND BETWEEN PHASE 3 AND THE MARINA ??????

TO DATE THERE HAVE BEEN 3 TOWN MEETINGS OF THE ZONING COMMITTEE WITH THE COMMITTEE NOT BEING ABLE TO MAKE A DECISION BASED ON THE NEBULOUS INFORMATION AND VAGUE PLAN INTENT OF THIS GROUP.
ONE LAST MEETING WILL BE HELD ON AUGUST 13 THURSDAY EVENING AT CITY HALL (NEXT TO THE NEW LIBRARY, IN THE BUILDING WHERE YOU PAY YOUR WATER BILLS). THIS WILL BE THE TIME WHEN THE COMMITTEE WILL GIVE A "YES" OR A "NO" ON APPROVAL FOR THESE PEOPLE TO BUILD.

YOU CAN BE A DECIEDING FACTOR!!!!!

THE GROUPS REPRESENTATIVE "FRONT MAN" HAS BEEN QOUTED AS STATING THAT THEY DONT CARE WHAT HAPPENS TO THE SPYGLASS HILL PEOPLE OR IF THEIR DEVELOPMENT DISTROYS OUR BEAUTIFUL VIEW AND SUBSEQUENTLY ALL THAT WE PRIZE ABOUT LIVING HERE.

IT IS OBVIOUS BY THE GROUND LAYOUT THAT THEY WILL HAVE TO BUILD HIGH TO ESTABLISH THEIR OWN VIEW TO SELL! THIS WILL MORE THAN LIKELY WIPE OUT THE VIEW FOR ALL OF PHASE 3, SOME OF PHASE 2 AND POSSIBLY PHASE 1 BUT REGARDLESS, ALL 3 PHASES WILL BE NEGATIVELY AFFECTED!

WE WILL BE LOOKING AT A YEAR OF NOISE, BULLDOZERS, CONSTRUCTION CREWS, BLOWING DIRT, INCREASED TRAFFIC AND POLUTION AND A TOTAL DISRUPTION OF OUR COMMUNITY!(IN THEIR LAST STATED PLAN THERE WERE TO BE APROX. 40 HOUSES WITH GARAGES AND APROX. PARKING FOR 4 VEHICLES PER HOUSE. AT MAXIMUM THAT WOULD ACCOMODATE 160 CARS AND EQUALLY AS MANY PEOPLE).
Take a few moments to drive down to the end of Chandler and view the land...observe how they will have to build multi-level to provide a view that tops the boat storage area etc.

THERE ARE THOSE OF US WHO BELIEVE THAT THIS WILL BE A QUICK SALE HIT AND RUN DEVELOPMENT NOT UNLIKE SOME OF THE I-30 GARLAND "DOINGS"

IT IS IMPERATIVE THAT THE TENANTS AND OWNERS OF SPYGLASS IN ALL 3 PHASES ATTEND THE MEETING ON THE 13th. IT IS NOT OUR DESIRE TO KEEP THEM FROM BUILDING BUT WE HAVE A RIGHT TO DEMAND THAT WHAT THEY BUILD IS COMPATIBLE TO THE INVIRONMENT AND IN NON DISRUPTIVE HARMONY WITH OUR ALREADY ESTABLISHED COMMUNITY. WE CAN NOT TOLERATE LESS!!!!

REMEMBER- PLEASE GIVE AN HOUR OF YOUR TIME TO COME AND SUPPORT THIS CRUCIAL ACTION. AUGUST- 13th-THURS...CITY HALL. BE PART OF THE SYSTEM THAT MAKES THINGS WORK !

7:00 P.M.
PLEASE COME EARLY !

1. THE SPECIAL INTEREST GROUP REFERRED TO IS THIS WRITER AND SOLE OWNER OF THE PROPERTY. AFTER COST OF ACQUISITION AND DEVELOPMENT, THERE SHOULD BE A PROFIT GAIN; HOW QUICK IS UNKNOWN.

2. THE SECOND POINT IS IRRELEVANT AND INFLAMMATORY TO STIR THE EMOTIONS. "WE BELIEVE" MEANS "WE DON'T KNOW," BUT WE SPEAK WITH AUTHORITY!

3. LIE #1
THERE IS NO "FRONT MAN," WHATEVER THAT MEANS, AND "THEY" AS REFERRED TO IS UNKNOWN TO ME, AND I GUESS THAT THE "HE" IS A REFERENCE TO THIS OWNER. THE STATEMENT REFERENCED IS AN INVENTION OF WHOMEVER POSTED THE BULLETIN.

4. LIE #2
THE PROPERTY IS ALREADY APPROVED, AND A BUILDING PERMIT CAN BE ISSUED AT ANY TIME TO BUILD PHASE IV IDENTICAL TO BUILDINGS IN SPYGLASS I, II, & III. SPYGLASS IV IS APPROVED FOR 10 BUILDINGS, 82 UNITS, 165 PLUS CAR SPACES. AS A COMPARISON, SPYGLASS III CONSISTS OF 46 CONDOS ON 3.0246 ACRES WITH 93 SPACES FOR CARS. SPYGLASS PHASE V IS IN ADDITION TO PHASE IV. I CAN BUILD 2 & 3 STORY, 140 FOOT LONG SOLID WINDOW AND BRICK WALL CONDO BUILDINGS, OR ABOUT 40 SINGLE FAMILY DETACHED HOMES IF THE LATTER IS APPROVED. WHAT MAKES MORE SENSE TO YOU?

IT IS NOT A QUESTION IF THE PROPERTY WILL BE BUILT ON. IT IS GOING TO BE DEVELOPED.

6. THE SECOND POINT REFERRED TO QUICK SALE, AND THIS POINT REFERS TO A YEAR OF DEVELOPMENT. I DON'T KNOW HOW LONG IT WILL TAKE TO DEVELOP AND BUILD. THAT IS TWO SEPARATE EFFORTS. THE PROPERTY IS NOT A PARK, NOR IS IT A HORSE RANCH. IT IS ZONED AND APPROVED FOR 18 UNITS OF CONDOS TO THE ACRE. THERE ARE 6.88 ACRES. THAT IS ABOUT 124 TOTAL CONDOS WITH REQUIRED TWO PARKING SPACES PER UNIT PLUS VISITORS PARKING. 228+ CARS!

THAT IS TWO & THREE STORY BUILDINGS UP TO 140 FEET LONG, AND TALLER THAN 35 FEET. MY ZONING REQUEST MEETS THE HEIGHT RESTRICTIONS OF THE CITY ORDINANCE FOR SINGLE FAMILY ZERO LOT LINE DEVELOPMENT.

AMERICAN CONDOMINIUMS CORP. OF HOUSTON, THE DEVELOPERS OF SPYGLASS I, II, & III, ALSO STILL OWN UNITS IN THE THREE PHASES. THEY MUST GET YOU INVOLVED TO PROTECT THEIR INTERESTS AND TO TRY TO KEEP FROM BEING TAKEN TO COURT FOR PROMISES UNKEPT.

7. IT SEEMS THAT EVERYBODY ELSE KNOWS MORE ABOUT THE PROPERTY THAN I DO, OR WHAT CAN BE ENGINEERED FOR THE PROPERTY. THE STAKES ON THE PROPERTY SHOW THE PROPERTY LINES, (THE ONES CLOSE TO SPYGLASS III) AND THE APPROVED BUILDINGS OF SPYGLASS IV. THERE WILL NOT BE ANY LANDFILL BROUGHT IN.

MY INTENT IS TO DEVELOP ABOUT 40 SINGLE FAMILY LOTS, AND BUILD ON ONE OF THESE LOTS. THAT IS HARDLY "HIT AND RUN." BUT THE POINT IS, THAT THE LAND IS FOR SALE, EITHER ONE LOT AT A TIME, OR ALL OF THE PROPERTY AT ONE TIME. MY INVITATION IS BUY THE LAND IF YOU DON'T LIKE MY PLANS, OR PICK THE LOT THAT YOU WANT AND BUILD YOUR NEW HOME.

I refuse to respond to these bulletins in like kind and I refuse to be put in an adversarial position due to someone's else inability, incompetence, or abandonment. The bulletins are abhorently inaccurate, untruthful, and make an effort to put words in my mouth or attribute invented quotes to me. You can see the intelligence of these people by their spelling and what they must think are accurate statements.

I will be happy to meet with anyone or any group, at any time, as many times as asked, within my current appointments, to explain my plans.



Wayne Whitman

CITY OF ROCKWALL

"THE NEW HORIZON"

March 30, 1992

Barbara Allen
Northcorp Realty Advisors, Inc.
8080 Park Lane, Suite 700
Dallas, Texas 75234

Faxed 3/30/92

Dear Ms. Allen:

As we discussed over the phone today, the City of Rockwall currently has two zoning actions being considered on a tract of land that was owned by the Cimmaron Savings and Loan Association. As I understand it, the tract being considered is referred to in your documents as Tract E, Southlake Front Tract, a 6.9355 acre tract of land which is located off of Henry M. Chandler Drive in Rockwall, in the Chandlers Landing development. The legal description of the tract is identified under two separate parcels as follows:

1. Lot 4, Block A, Phase Four of Spyglass Hill Condominiums, an Addition to the City of Rockwall

2. A portion of Tract 134 of the E. Teal Survey, Abstract 207, Rockwall County

It is my understanding, after discussing the tract with you that Northcorp Realty is a contractor to the RTC, who is currently the conservator of this property for Cimmaron Federal Savings and Loan Association.

The property is currently zoned Planned Development No. 8 and is designated for multifamily development. The two zoning cases being considered by the City of Rockwall are described as follows:

1. The Rockwall City Council has initiated hearings to consider amending the current zoning to reduce the maximum density to 14 units per acre, which is the current maximum density under the City's standard multifamily zoning classification. The initiation of hearings was ordered by the City Council at the conclusion of the

biennial review of all partially or undeveloped planned developments within the City.

2. In conjunction with the above hearings, Mr. Wayne Whitman has submitted a request to change the land use designation for this tract from multifamily to zero lot line, single family detached. He has submitted a concept plan for such a development as the prospective buyer. The Commission will consider a preliminary plan and area requirements for this land use.

The property owner may respond positively or negatively to either or both of these proposed changes. It is my understanding that as the owner's representative your firm would have the authority to submit a response. I have attached a form that may be returned with a response or a representative may attend the meeting. The public hearing will be held before the Rockwall Planning and Zoning Commission on April 9, 1992 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas. You are encouraged to have a representative present at the meeting to address the Commission in regard to the owner's input. The Commission's recommendation will be forwarded to the City Council for final action.

If you have any questions regarding this matter please don't hesitate to contact me. I have attached a location map and the legal description on the property for your information.

Sincerely,

Julie Couch
Assistant City Manager

cc: Cimmaron Federal Savings and Loan Association
P.O. Box 1067
Tahlequah, OK. 74465

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992 **Agenda No:** III. A.

Agenda Item: P&Z 92-8-Z/PP - Continue Public Hearing and Consider Amending PD-8, Planned Development No. 8 to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: City Council, Prospective Buyer Wayne Whitman

Action Needed: Continue public hearing and take any necessary action.

Background Information:

At the last meeting the Commission continued the public hearing in order to provide adequate time for the prospective buyer to finalize his site plan and to submit that information for review. I spoke with Mr. Whitman last Friday and he indicated that the closing had been delayed and he was reluctant to spend any additional funds on the plan until the closing was completed. He has requested an additional continuance of 30 days from the Commission for time to complete the plans. As the Commission is aware this request was submitted by the prospective buyer at this time because the City had also initiated hearings to consider reducing the density to 14 units per acre under the current multifamily zoning. A copy of his request is attached.

To review the application, the original site plan provided for 44 zero lot line lots that generally contain a minimum of approximately 3,600 sq. ft. with lots that are generally 40-50 feet wide and generally 80-100 feet deep, with 5 foot side setbacks. The zero lot line zoning classification requires 5,000 sq. ft. lots with minimum dimensions of 50 ft. and 100 ft, with 10 foot side setbacks. It has been indicated to Mr. Whitman that those area requirements may be varied under PD with justification for doing so. The area requirements that he proposed on his first site plan are very similar to Orleans on the Lake, which was the first zero lot line development in Rockwall and which was done prior to the adoption of the zero lot line classification. The other zero lot line areas in Chandlers Landing range from 4,000 to 5,000 sq. ft. for a minimum lot size with 40 to 50 ft. lot widths and 100 ft. lot depths and 10 side setbacks.

It has been indicated to Mr. Whitman that his revised submission should address the minimum area requirements, the issue of providing some off street visitor parking, and the impact on views of adjacent properties.

The alternatives the Commission has are to continue the public hearing until the next regular meeting, or to close the public hearing and take action on the two issues. While it is an inconvenience to the surrounding property owners to have to attend an additional meeting Mr. Whitman was responding to the zoning hearing initiated by Council, not one initiated by him. If the proposed land use is, in concept acceptable to the Commission it would make sense to permit him time to develop his request. It would be appropriate if you have concerns about the specifics of his original site plan to identify them at the meeting so that Mr. Whitman could address them in his revised submission, if the Commission does intend to continue the hearing.

Attachments:

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: April 9, 1992 **Agenda No:** III. D.

Agenda Item: P&Z 92-8-Z/PP - Hold Public Hearing and Consider Amending PD-8, Planned Development No. 8, to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: City and Applicant, Wayne Whitman

Action Needed: Hold public hearing and take any necessary action.

Background Information:

The Planning ad Zoning Commission had recommended to the City Council as a part of the PD review that public hearings be held on this area of PD-8 to consider reducing the allowed density. The City Council had initiated the process with instructions that hearings were to be held on the matter in April. There is a prospective buyer on the property, Wayne Whitman, and he is interested in changing the approved land use from multifamily to zero lot line. He was aware that public hearings were to be held and I suggested that they submit their proposed changes for consideration at the same time. It did not make sense to notify the property owners of one change and then do it again the following month. He has submitted a preliminary layout which shows lots that are comparable to Orleans on the Lake. They are currently proposing a density of 44 lots as opposed to the 124 units that could be constructed under the multifamily zoning. They have not yet had an opportunity to develop their specific area requirements and they have submitted a request that the Commission continue the public hearing until the next meeting in order to give them time to complete their area requirements as well as a preliminary plat on the property. This seems reasonable because of the limited time they have had to prepare their application.

There may be a number of residents from the area at the meeting. There has been concern expressed in the past about the views that may be affected by any development in this area. We had asked the applicant to provide several cross sections of the area to demonstrate the elevations of the site. These are attached to the site plan. They have also indicated that they are planning to cut the uphill units into the hillside so that the views of the uphill development would be better protected. There are several concerns with the proposed site plan that we have raised with the developer including lot size, lot depth, building height, off street parking, access off of Henry M. Chandler, and side setbacks. The applicant will address those issues more thoroughly with their resubmission, if the hearings are continued.

Attachments:

1. Location Map
2. Site Plan
3. Cross Section

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 11, 1992 **Agenda No:** III. A.

Agenda Item: P&Z 92-8-Z/PP - Continue Public Hearing and Consider Amending PD-8, Planned Development Mo. 8, to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: Applicant, Wayne Whitman

Action Needed: Continue public hearing and take any necessary action.

Background Information:

Mr. Whitman has submitted a site plan and a set of proposed area requirements for his proposed zero lot line development between Spyglass Hill and the marina parking area. The general layout is much like the plan originally submitted. He has reduced the number of lots to 40 and the lots are larger than originally shown. He is also proposing a 10 ft. side setback instead of the original 5 ft. setback. The area requirements do not conform to the Zero Lot Line district, as you can see on the attached comparison. They are fairly comparable to other zero lot line phases in Chandlers Landing. Those range in size from 4,000 to 5,000 sq. ft. with 50-60% coverage and 10 ft. side yards.

He has not submitted any information on the proposed finished grade of the development nor what its impact might be on the surrounding existing development. There will be a number of property owners from the surrounding area at the meeting who are concerned about the view issue. The Commission could consider recommending approval or denial of what the applicant has submitted with any conditions identified or request additional information from the developer. If you do wish additional information you would need to either continue the public hearing or table action if you wish to close the public hearing.

Our comments about the site plan are as follows:

1. The lots backing up to Henry M. Chandler Drive need to be restricted to no drive access off of Henry M. Chandler.

2. There is no off street parking provided other than what would be provided on each lot. Generally, in a denser single family development on street parking can be a problem due to the close proximity of driveways. However, in this development the layout is designed to generally single load the streets with lots, which, increases the on street parking opportunities. Some off street parking could be added if the Commission feels that it is warranted.

3. The development has two access points off of Henry M. Chandler Drive, which offers adequate fire access into the development.

4. It is our understanding that the streets would be public streets. They would be constructed to city standards.

The Commission also needs to address the item of reducing the current density. Any necessary action on this item will be dependent on the Commission's action on the zero lot line request.

PD 8
AREA REQUIREMENTS

Description	Current Area Reqs. Under PD 8	Proposed Area Requirements
Minimum Lot Area	5,000 sq. ft.	4,200 +/ at 3,600
Max. No. of Units/Lots	1	--
Min. Sq. Footage/Unit	1,000 sq. ft.	1,700 sq. ft.
Min. Lot Frontage	50 ft.	40 ft. - 1 exception
Min. Lot Depth	90 ft.	90 ft. - 1 exception
Front Setback	20 ft. + 1 ft. each over 25	25 ft.
Rear Setback	10 ft.	10 ft.
Side Setback: Zero Side Maint. Easement Abutting Street Abutting Arterial	 0 10 ft. 15 ft. 20 ft.	 0 10 ft. -- --
Maint. Easement	5 ft.	--
Distance Between Buildings	10 ft.	--
Max. Building Coverage	50%	50%
Max. Height	30 ft.	30 ft.
No. of Off Street Spaces	2 + 2 Car Garage	2 + 2 Car Garage

MEMORANDUM
September 1, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Land Use Change in PD-8 West of Spyglass Hill

History of the Request

Last spring during the PD review the Planning and Zoning Commission recommended to the City Council that hearings be initiated to consider reducing the maximum density on the 6.8 acre tract of land located between the last phase of Spyglass Hill and the marina parking area. This area was originally planned to be developed as the rest of Spyglass Hill generally at a density of 18 units per acre. Our current maximum density under MF-15, the only multifamily zoning district, is 14 units per acre. The Council agreed with the Commission and instructed them to initiate hearings. The hearing was advertised for the Commission meeting in April.

During this same time the property was under contract for sale from the RTC to Mr. Wayne Whitman. He indicated that he was planning to develop zero lot line not multifamily on the tract. He submitted a request for a change in land use under the PD for Zero Lot Line and a proposed set of area requirements. The area requirements proposed did not meet the zero lot line minimum requirements, which is permitted under PD if approved by the Commission and City Council.

Because Mr. Whitman was still in the process of purchasing the property and because he did not want to spend funds planning the site if he was not the purchaser he requested and received several continuances from the Commission. In August the Commission completed their review of the request and their recommendation is discussed in more detail below.

There is considerable interest in this request from both the residents of Spyglass Hill and from Windward Slope to the south in Heath due to the question of views. When Phase 4 of Spyglass Hill was approved in 1984-85 there were some concessions made to view with the design and height of the proposed buildings in Phase 4. The same questions were raised at the public hearing for this proposed development.

Elements and Issues of the Request

A. Change in Land Use

The current land use designation is for multifamily. The application from Mr. Whitman is for zero lot line single family uses.

B. Number of Lots

Mr. Whitman's original site plan contained a total of 44 lots. Under the current zoning a total of approximately 120 units could be constructed. The Commission had requested several changes in the site plan and the final version, a copy of which is attached for Council consideration, contains 36 lots.

C. Area Requirements

Originally, Mr. Whitman had requested approval of a set of area requirements that were not as restrictive as those in the zero lot line district. Attached is a copy of the current area requirements, those originally requested by the developer and those recommended for approval by the Commission. The current plan meets all of the minimum requirements of zero lot line district except for lots 29 and 35. These two lots meet all of the requirements except for lot depth. The Commission has recommended that those two lots be approved as submitted. The maximum height in the zero lot line district is 30 feet and that is what was requested by the developer.

D. Preliminary Plat and View

As indicated, the overriding issue in this request was that of view. The residents of Spyglass Hill and Windward Slope expressed concern of the loss of views if 30 foot houses were to be built. The Commission reviewed the buildings that had been proposed in Phase 4 of Spyglass Hill and compared the view impact with that development to the possible impact of the proposed development. It has been the developer's position that there is no way to develop the land and not impact view to a certain extent due to the topography of the land. The residents of Spyglass Hill have voiced a variety of positions expressing opposition to the project. The most recent request from Bryan Thurston, who owns one of the units above lots 16-18 and who was the architect for Spyglass Hill, requested that the Commission require that the lots meet the 12 foot rule required in the Chandlers deed restrictions.

The Commission had requested the developer to provide a plat that would identify the elevation of the streets and pads within the development as well as identify the floor elevations of the existing buildings. These elevations are shown on the attached plan. The implementation of the 12 foot rule, as interpreted by staff, would result in the lowering of the building pads on the majority of the uphill lots by 1-5 feet. Lots 16-18 would be more adversely affected by the change because the lots would have to be lowered from 10 to 14 feet in order to comply with the requirement. The Commission's recommendation would allow the developer to lower the height of the structures or lower the pad elevation to accomplish the height reduction.

Commission Recommendation

The Commission has recommended the following:

1. That the change in land use from multifamily to zero lot line be approved with the zero lot line development meeting the area requirements submitted by the

developer, except that all of the minimum requirements of the zero lot line district, other than as approved on the preliminary plat, be met. As indicated, a copy of the area requirements are attached.

2. That the preliminary plat be approved as submitted with the following conditions:

   a. That the height of the structures constructed on lots 16-27 not exceed the following elevations:

      Lots 24-27 not exceed an elevation of 508
      Lot 23 not exceed an elevation of 504
      Lot 22 not exceed an elevation of 498
      Lots 20-21 not exceed an elevation of 494
      Lots 16-18 not exceed an elevation of 485

   b. That no driveways shall be permitted on to Henry M. Chandler Drive.

Attached you will find copies of the response from the developer regarding the recommendation of the Commission and a letter from Bryan Thurston, a representative of the Spyglass Hill Assoc. The developer has some strong concerns about the effect of the Commission's recommendations regarding lots 16-18. You will also find a letter from the Chandler's Landing Community Assoc. requesting the Council to delay action on the request until after they have a chance to review the preliminary plat. They are scheduled to meet on Wednesday, September 9 to consider the issue. The public hearing has been advertised for Tuesday, but the Council could certainly continue the hearing or delay action if you want to receive additional input. It may be beneficial for the Council to be aware of the Community Association's position on whether the lots should be required to meet the 12 foot rule. Mr. Whitman has indicated that he is not opposed to delaying action on the request if the Council elects to do so.

The Commission's recommendation made no changes to the lot layout or pad elevations on those lots adjacent to the Windward Slope development. In reviewing the buildings that were proposed to be constructed in Phase 4 of Spyglass Hill, none of those structures would have had a view through the property. All of the structures in Windward Slope are one story buildings and are generally at grade with the lots in the proposed development.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 13, 1992 **Agenda No:** III. B.

Agenda Item: P&Z 92-30-CUP - Continue Consideration of a Request to Amend PD-8, Planned Development No. 8, to Amend the Land Use, Area and Density Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Item Generated By: City Council and Appricant, Wayne Whitman

Action Needed: Continue discussion and hear public comments regarding the application and take any necessary action.

Background Information:

During the biannual PD review this year the Commission had recommended to the City Council that hearings be initated to consider reducing the density of the multifamily zoning on the undeveloped land between Spyglass Hill and the marina. In April of this year, at the direction of the City Council, the Commission opened public hearings to consider reducing the allowable density to 14 units per acre. During this same time we were contacted by the prospective purchaser of the site with a plan to change the approved land use from multifamily to zero lot line. Mr. Whitman, the prospective purchaser submitted a request that the land be redesignated to zero lot line, which was advertised along with the possible reduction in density. Mr. Whitman was in the process of purchasing the property and the hearings on this issue were continued for several months to allow the buyer to submit additional information. At the meeting in June the Commission heard testimony, closed the public hearing and tabled action on the request for 60 days in order for the applicant to submit a grading plan, proposed pad elevations and cross section information on the impact of the development on the views of the uphill property.

Mr. Whitman has now submitted additional information identifying the proposed street and lot grades as well as the finished floor elevations of the existing structures. A copy of the information is attached. He has also submitted two alternative lot layouts if the zoning is approved. The first layout is shown with two entrances into the subdivision off of Henry M. Chandler Drive. The second alternative shows one entrance into the subdivision. The first design meets our subdivision requirements. It is staff's opinion that two entrances would be a better design, however, we don't have strong concerns about the alternative design.

The issues the Commission need to address are as follows:

1. Amendment of the density requirements under the multifamily designation.
2. Approval of the change in land use and area requirements from multifamily to zero lot line.
3. Approval of the development plan/preliminary plat.

Our comments are as follows:

1. Whether or not the Commission recommends to revise the land use to zero lot line you need to make a recommendation on this issue in case the Council does not approve a change a land use. Again, the maximum density under the MF-15 zoning district is 14 units per acre. This site is approved for approximately 18 units per acre.

2. Any conditions that you might want to consider if you wish to recommend the change in land use should be included in this consideration. Attached is a copy of the proposed area requirments and a comparison to the zero lot line district requirements. They are proposing a maximum height of 30 feet, which is what is permitted under zero lot line. Under PD zoning you have the ability to establish a different height restriction.

3. Our comments about the two layouts are covered above. Both layouts identify the pad elevations of the proposed lots. If you approve one of these layouts and want to ensure that the pad elevations do not exceed those shown or others established, the condition would need to be included in the motion to approve. You can add 30 feet to the shown pad elevations and compare that to the finished floor elevations of the existing units and see the impact to existing units. There are some units that would have their view impacted and some that would not. There would have been impacted views from the original site plan as well.

CITY OF ROCKWA

"THE NEW HORIZC

for case file

August 31, 1992

Wayne Whitman
McCormick Group, Inc.
905 Trailwood
Hurst, Texas 76053

Dear Mr. McCormick:

On Thursday, August 27 the Rockwall Planning and Zoning Commission finalized their recommendation to the City Council in regard to your request for a land use change and preliminary plat on the 6.8 acre tract of land located between Spyglass Hill Phase 3 and the Chandlers Landing marina. Their recommendation includes the following:

1. That the request for a change in land use from multifamily to zero lot line with the area requirements as submitted be approved with the condition that the lots meet the minimum area requirements of the zero lot line classification, except as amended below.

2. That the preliminary plat/development plan be approved as submitted, including the two lots that do not conform to the zero lot line requirements, with the condition that the structures on the uphill lots, including lots 16-27, not exceed the following elevations:

   a. Lots 24-27 shall not exceed an elevation of 508

   b. Lot 23 shall not exceed an elevation of 504

   c. Lot 22 shall not exceed an elevation of 498

   d. Lots 20-21 shall not exceed an elevation of 494

   e. Lots 16-18 shall not exceed an elevation of 485

Additionally, no driveways shall be permitted onto Henry M. Chandler Drive.

The Commission has also recommended that should the zero lot line change not be approved, that the maximum density for the multifamily use be reduced to a maximum of 14 units per acre.

The City Council will hold a public hearing and consider action on your request on Tuesday, September 8 at 7:00 P.M. The hearing will be held in the City Council Chamber at 205 W. Rusk. You or your representative needs to be present at the meeting to present your proposal to the City Council.

If you have any questions please don't hesitate to give me a call.

Sincerely,

Julie Couch
Assistant City Manager

MEMORANDUM
September 1, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Land Use Change in PD-8 West of Spyglass Hill

History of the Request

Last spring during the PD review the Planning and Zoning Commission recommended to the City Council that hearings be initiated to consider reducing the maximum density on the 6.8 acre tract of land located between the last phase of Spyglass Hill and the marina parking area. This area was originally planned to be developed as the rest of Spyglass Hill generally at a density of 18 units per acre. Our current maximum density under MF-15, the only multifamily zoning district, is 14 units per acre. The Council agreed with the Commission and instructed them to initiate hearings. The hearing was advertised for the Commission meeting in April.

During this same time the property was under contract for sale from the RTC to Mr. Wayne Whitman. He indicated that he was planning to develop zero lot line not multifamily on the tract. He submitted a request for a change in land use under the PD for Zero Lot Line and a proposed set of area requirements. The area requirements proposed did not meet the zero lot line minimum requirements, which is permitted under PD if approved by the Commission and City Council.

Because Mr. Whitman was still in the process of purchasing the property and because he did not want to spend funds planning the site if he was not the purchaser he requested and received several continuances from the Commission. In August the Commission completed their review of the request and their recommendation is discussed in more detail below.

There is considerable interest in this request from both the residents of Spyglass Hill and from Windward Slope to the south in Heath due to the question of views. When Phase 4 of Spyglass Hill was approved in 1984-85 there were some concessions made to view with the design and height of the proposed buildings in Phase 4. The same questions were raised at the public hearing for this proposed development.

Elements and Issues of the Request

A. Change in Land Use

The current land use designation is for multifamily. The application from Mr. Whitman is for zero lot line single family uses.

B. Number of Lots

Mr. Whitman's original site plan contained a total of 44 lots. Under the current zoning a total of approximately 120 units could be constructed. The Commission had requested several changes in the site plan and the final version, a copy of which is attached for Council consideration, contains 36 lots.

C. Area Requirements

Originally, Mr. Whitman had requested approval of a set of area requirements that were not as restrictive as those in the zero lot line district. Attached is a copy of the current area requirements, those originally requested by the developer and those recommended for approval by the Commission. The current plan meets all of the minimum requirements of zero lot line district except for lots 29 and 35. These two lots meet all of the requirements except for lot depth. The Commission has recommended that those two lots be approved as submitted. The maximum height in the zero lot line district is 30 feet and that is what was requested by the developer.

D. Preliminary Plat and View

As indicated, the overriding issue in this request was that of view. The residents of Spyglass Hill and Windward Slope expressed concern of the loss of views if 30 foot houses were to be built. The Commission reviewed the buildings that had been proposed in Phase 4 of Spyglass Hill and compared the view impact with that development to the possible impact of the proposed development. It has been the developer's position that there is no way to develop the land and not impact view to a certain extent due to the topography of the land. The residents of Spyglass Hill have voiced a variety of positions expressing opposition to the project. The most recent request from Bryan Thurston, who owns one of the units above lots 16-18 and who was the architect for Spyglass Hill, requested that the Commission require that the lots meet the 12 foot rule required in the Chandlers deed restrictions.

The Commission had requested the developer to provide a plat that would identify the elevation of the streets and pads within the development as well as identify the floor elevations of the existing buildings. These elevations are shown on the attached plan. The implementation of the 12 foot rule, as interpreted by staff, would result in the lowering of the building pads on the majority of the uphill lots by 1-5 feet. Lots 16-18 would be more adversely affected by the change because the lots would have to be lowered from 10 to 14 feet in order to comply with the requirement. The Commission's recommendation would allow the developer to lower the height of the structures or lower the pad elevation to accomplish the height reduction.

Commission Recommendation

The Commission has recommended the following:

1. That the change in land use from multifamily to zero lot line be approved with the zero lot line development meeting the area requirements submitted by the

developer, except that all of the minimum requirements of the zero lot line district, other than as approved on the preliminary plat, be met. As indicated, a copy of the area requirements are attached.

2. That the preliminary plat be approved as submitted with the following conditions:

   a. That the height of the structures constructed on lots 16-27 not exceed the following elevations:

      Lots 24-27 not exceed an elevation of 508
      Lot 23 not exceed an elevation of 504
      Lot 22 not exceed an elevation of 498
      Lots 20-21 not exceed an elevation of 494
      Lots 16-18 not exceed an elevation of 485

   b. That no driveways shall be permitted on to Henry M. Chandler Drive.

Attached you will find copies of the response from the developer regarding the recommendation of the Commission and a letter from Bryan Thurston, a representative of the Spyglass Hill Assoc. The developer has some strong concerns about the effect of the Commission's recommendations regarding lots 16-18. You will also find a letter from the Chandler's Landing Community Assoc. requesting the Council to delay action on the request until after they have a chance to review the preliminary plat. They are scheduled to meet on Wednesday, September 9 to consider the issue. The public hearing has been advertised for Tuesday, but the Council could certainly continue the hearing or delay action if you want to receive additional input. It may be beneficial for the Council to be aware of the Community Association's position on whether the lots should be required to meet the 12 foot rule. Mr. Whitman has indicated that he is not opposed to delaying action on the request if the Council elects to do so.

The Commission's recommendation made no changes to the lot layout or pad elevations on those lots adjacent to the Windward Slope development. In reviewing the buildings that were proposed to be constructed in Phase 4 of Spyglass Hill, none of those structures would have had a view through the property. All of the structures in Windward Slope are one story buildings and are generally at grade with the lots in the proposed development.

MEMORANDUM
September 16, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Hearing on the PD-8 Change in Land Use

At the last meeting the Council continued the public hearing on the change in land use for the Spyglass Hill area in order to allow the Environmental Committee to meet and take action. That committee has met and a copy of a letter from them outlining their recommendation is attached. I have also attached a copy of the memo that was included in the last packet outlining the issues in this proposed change as well as some correspondence that we have received since the last meeting.

Generally, the Environmental Committee has agreed with the recommendation of the Commission, other than they have altered the elevation requirement on lot 23. Generally, the property owner had no problem with the conditions as recommended by the Commission other than the restrictions placed on lots 16, 17 and 18. A letter outlining his concerns is also attached. He requests some relatively minor changes on the maximum structure elevations on some of the lots 20-27. He does express a strong concern about the restrictions on lots 16-18. In order to comply with the requirements of the Commission those lots or the structures on those lots will need to be lowered from 10-14 feet.

CITY OF ROCKWALL

"THE NEW HORIZON"

September 18, 1992

Mr. Wayne Whitman
272 Henry Chandler Drive
Rockwall, Texas 75087

Dear Mr. Whitman:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a change in the preliminary plan for PD-8. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

Hilda Crangle

Hilda Crangle
City Secretary

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

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 8, 1992 **Agenda No:** VI. B.

Agenda Item: **PZ 92-8-Z/PP** Hold Public Hearing to Consider Approval of a Request for a Change in the Preliminary Plan for PD-8, Planned Development 8 Regarding the Area Requirements, Maximum Density, and Approved Land Uses Applicable to a 6.88 Acre Tract of Land Located Between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive

Item Generated By:

Action Needed:

Background Information:

Attachments:

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 21, 1992 **Agenda No:** V. F.

Agenda Item: **PZ 92-8-Z/PP** Continue Public Hearing to Consider Approval of a Request for a Change in the Preliminary Plan for PD-8, Planned Development 8 Regarding the Area Requirements, Maximum Density, and Approved Land Uses Applicable to a 6.88 Acre Tract of Land Located Between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive and Approval of a Preliminary Plat/Development Plan

Item Generated By:

Action Needed:

Background Information:

Attachments:

Mc CORMICK GROUP, INC.
817-268-5101

August 27, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

RE: PZ 92-8-Z/PP PD-8 Spyglass Hill Addition
(A.K.A. Marina Village)

At the last meeting of the City of Rockwall Planning and Zoning Commission, the referenced subject was approved by the board. A petition in opposition to the approval of the zoning recommendation was also submitted. For the record, I want to take this opportunity to rebut the claims in the petition, and present the reality of the matter.

1. The remaining 6.88 acres of the already defunct Spyglass development is zoned multi family. Any construction on the 6.88 acres will have an impact on Spyglass III. Certainly less with single family homes.

2. In all of my research of the city ordinances, view was not an article of the ordinances. That is not stated to be callous, but the view over someone's else property is not a part of ownership. However, I have worked with the P & Z board to lessen the impact on the view that a multi family project would impose.

3. Thirty-foot height is in the city ordinance.

4. Again, the city ordinances do not attempt to require excavation of normal grade to insure neighboring views.

5. Chandlers Landing deed restrictions require a twenty-foot rear set-back building line. In theory, a single-family home can be built within twenty feet of the property line.

905 Trailwood
Hurst, Texas 76053

6. The zero lot line single-family homes will have a two-car garage with driveway parking for two cars, typical of a single family neighborhood, twice the parking of a condo unit.

The 6.88 acres of Marina Village are being designed for no more than 40 single-family lots maybe less, by comparison Spyglass III contains 46 units on 3.0246 acres with 94 parking spaces, residency is limited to 3 persons in a one-bedroom unit, and 4 persons in a two-bedroom unit.

Spyglass III H.O.A. levies dues to maintain the landscaping. It would hardly be the intent of Marina Village homeowners to be a detractor of maintenance and landscaping to their own and adjoining property. The petitioners would have you visualize a continuous 30-foot brick wall as opposed to a typical roof line of a single-family residence with 30-foot maximum height. Again, by comparison, a typical building in the approved plan of phase four of Spyglass Hill is 40' X 140', two and three story construction. Now, you can visualize a 30-foot wall.

Construction of multi-family buildings, which is current zoning, certainly should devalue surrounding single-family property. Condominiums in Spyglass III have recently sold for $15,000 to $35,000.

Current zoning allows for over 120 units, multi family, on the 6.88 acres. The approved phase IV plan is for more than 80 units.

The truth is that the opposition has only one concern. View!! There are two concerned parties. One that has the view, and the one that promised the view.

By the way, as best as I can determine, all of the signatures on the petition are of people who do not own any property in Phase III, or their address is in Phase II, and they may not be owners there.

Sincerely,

Wayne Whitman

WW/js

817-268-5101 McCORMICK GROUP, INC. 905 Trailwood Hurst, Texas 76053

SPYGLASS III
UNITS 155-178
259-278
271-374

SPYGLASS HILL at CHANDLERS LANDING

PETITION

WE THE UNDERSIGNED ARE IN OPPOSITION TO THE ZONING CHANGE PROPOSED BY MR. WAYNE WHITMAN FOR THE AREA CURRENTLY REFERRED TO AS THE FOURTH AND FIFTH PHASES OF SPYGLASS HILL DEVELOPMENT (PD8).

HIS PROPOSED CHANGE TO SINGLE FAMILY ZERO LOT LINE HOMES IS OPPOSED DUE TO THE NEGATIVE IMPACT OF PROPERTY VALUES OF THE HOMEOWNERS OF SPYGLASS HILL CONDOMINIUMS(PHASES 1-2-3- CAUSED BY THE FOLLOWING.

1. THE VIRTUAL ELIMINATION OF CURRENT LAKEVIEWS AS WELL AS THE LAKEVIEWS PLANNED IN 1984
2. PROPOSED HEIGHT AS HIGH AS THIRTY FEET FOR ZERO LOT LINE HOMES.
3. LOT SIZE LESS THAN THE CITY OF ROCKWALL MINIMUMS.
4. NO ATTEMPT TO PROTECT UPHILL VIEWS BY GRADE CHANGES.
5. PROPOSED GARDEN HOMES WITHIN 20 FEET OF OUR PROPERTY LINES.
6. INSUFFICIENT OFF STREET PARKING

AT FIRST GLANCE THE PROPOSED CHANGE APPEARS TO BE DESIRABLE---ZERO LOT LINES ARE LESS DENSE THAN MULTI-FAMILY HOWEVER WITH CONDOMINIUMS THE RULES AND REGULATIONS OF THEIR HOMEOWNERS ASSOCIATIONS EXERT CONTROL OVER THE NUMBER OF PEOPLE ALLOWED TO RESIDE IN EACH DWELLING ACCORDING TO ITS SIZE, AS WELL AS THE NUMBER OF VEHICLES PER UNIT.

IN APPRECIATION AND RESPECT FOR THE HOMES AND PROPERTY VALUES OF CHANDLERS LANDING AND WINDWARD SLOPE WE AT SPYGLASS HILL WORK TOGETHER WITH THE COMMUNITY TO KEEP OUR BUILDING AND LANDSCAPE APPEARANCE IN HARMONY WITH OUR NEIGHBORS. THE ORIGINAL INTENT TO ADD PHASES 4 & 5 WOULD HAVE HONORED THE PLAN TO CONSIDER THE VIEW OF ALL NEIGHBORING DWELLINGS. THE CURRENT PROPOSAL WILL IN EFFECT BUILD 30 FOOT BRICK WALLS IN FRONT OF PHASE 3 AS WELL AS OUR WINDWARD SLOPE NEIGHBORS.

THE ARGUEMENT THAT CHANGING THE ZONING WOULD INCREASE THE CITY OF ROCKWALLS TAX BASE IS NOT VALID DUE TO THE DEVALUATION OF THE SURROUNDING PROPERTIES ON ALL SIDES IN THE CITIES OF BOTH ROCKWALL AND HEATH.

REZONING TO ZERO LOT LINE WILL REFLECT A LACK OF RESPONSIBLE PLANNING. LACK OF CONTINUITY WITH THE EXISTING ZONING WILL PRODUCE PATCHWORK PLANNING. WITH $350,000 HOMES BEING PLANNED WITHIN TWO BLOCKS OF THIS AREA THIS DEVELOPMENT AS PLANNED WILL CONTRIBUTE NOTHING TO THE COMMUNITY OTHER THAN OVERCROWDING, CONGESTION AND DECREASING PROPERTY VALUES.

ROCKWALL DOES NOT NEED ANOTHER DEFUNCT GARDEN HOME DEVELOPMENT.

NAME	ADDRESS	TELEPHONE NUMBER
Mr. Mrs. James Lesko	176 Henry M Chandler	771-2911
Audrey Kalai	175 H. M Chandlers	771-5524
[illegible]	275 Henry M. Chandler	771-5524
Allyson Banker	276 Henry M Chandler	771-5529
Walter Clapsaddle	276 Henry M. Chandler	771-5229
Mr. & Mrs. Wm H. Irwin	277 Henry M. Chandler	722-0709
Mr. & Mrs. Phil Kroble	177 Henry Chandler	722-2604

MY RECORDS SHOW FOLLOWING SIGNATURES STATUS

UNIT 176 NOT PROPERTY OWNER

" 175 NOT PROPERTY OWNER

276 NOT PROPERTY OWNER

276 " " "

277 NOT PROPERTY OWNER

177 NOT PROPERTY OWNER

NOT IN SPGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Mary Gene Smith	134 W. Chandler Dr.	771-0626

NOT IN SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Paul Ceasar	338 H. Chandler Rockwall, TX 75087	(214) 771-2517

NOT IN SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
David Gardner	351 N. Chandler Drive	722-8132

NOT in SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Tom & Lynda Hall	239 Hang M. Chuckle Dr	771-0532

NAME	ADDRESS	TELEPHONE NUMBER
Sami Loustaunau	1010 N. Belt Line	288 1081
[illegible]	Mesquite 75149.	

CLASS III

	ADDRESS	TELEPHONE NUMBER
Dwyer	120 Henry Chandler Dr.	771-2038
Lee	119 " " "	771-1418

NOT IN SPYGLASS III

NAME	ADDRESS	TELEPHONE NUMBER
Cari Ray	238 Chandler Dr	771-4448
John Hoover	252 "	783-1981

boundaries of the Units or of any Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be the boundaries, regardless of settling, rising, or lateral movement of the building and regardless of variances between the boundaries shown on the plat and those of the building.

The percentage of value assigned to each Unit in the Condominium Project is set forth below and is an arbitrary figure based upon the approximate size of each unit (exclusive of any patio or balcony contained therein) in relation to the others, but nevertheless shall be determinative of the proportionate share of each respective Owner in the Ownership of the Common Elements, the proceeds and expenses of administration and the value of such Owner's vote at meetings of the Association. The total value of the Condominium Project is 100%.

Set forth below are:

A. The letter of the building and each Unit number as it appears on the condominium subdivision plat attached hereto as Exhibit B; and

B. The percentage of value assigned to each such Unit.

UNIT BUILDING LETTER AND UNIT NUMBER	PERCENTAGE OF VALUED ASSIGNED
BLDG. R	
155	2.24
156	2.24
157	2.24
158	2.24
BLDG. S	
159	2.24
160	2.24
161	2.24
162	2.24
259	2.24
260	2.24
261	2.24
262	2.24

BLDG. T		
	163	2.24
	164	2.24
	165	2.24
	166	2.24
	263	2.24
	264	2.24
BLDG. U		
	167	1.86
	168	1.86
	169	1.86
	170	1.86
	267	1.86
	268	1.86
	269	1.86
	270	1.86
BLDG. V		
	171	2.24
	172	2.24
	173	2.24
	174	2.24
	271	2.24
	272	2.24
	273	2.24
	274	2.24
	371	2.24
	372	2.24
	373	2.24
	374	2.24
BLDG. W		
	175	2.24
	176	2.24
	177	2.24
	178	2.24
	275	2.24
	276	2.24
	277	2.24
	278	2.24
TOTAL	46	100.00%

5. So long as Developer owns one or more Unit in the Condominium Project, Developer shall be subject as an Owner to the provisions of this Declaration and Master Deed and Exhibits A and B attached hereto.

Mc CORMICK GROUP, INC.
817-268-5101

August 7, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

Enclosed are bulletins that have been posted above the mail boxes in the mail kiosks of Spyglass I, II, & III.

As you can see, most of the bulletin does not address a zoning issue, and are exaggerated, vague, and inflammatory. Nor is the source identified.

I respectfully ask that our subject on the agenda be strictly adherent to factual, pertinent information. I feel badly that my property subjects you, me, and the board to this mentality.

I want to thank you and the Planning and Zoning Commission for your attention, courtesies, and patience in working with me on this project.

Regards,

Wayne Whitman

WW/js

Enclosures.

905 Trailwood
Hurst, Texas 76053

RESIDENT ALERT !

WARNING!

THE APATHY OF THE AVERAGE CITIZEN IS THE GREATEST WEAPON OF THOSE WHO SEEK TO FORWARD THEIR OWN INTERESTS AND PROFIT AT THE EXPENSE OF OTHERS!

A LETTER SUCH AS THIS WAS POSTED AT EACH MAIL HOUSE IN SPYGLASS 1-2-AND 3. IT WAS"DISCOVERED" AND TORN DOWN ALMOST AT ONCE BY A PERSON OR PERSONS WHO OBVIOUSLY WANT YOU TO BE UNAWARE OF WHAT IS HAPPENING UNTIL IT IS TOO LATE!

DID YOU KNOW THAT A"GROUP"SEEKING QUICK PROFIT HAS PURCHASED THE LAND BETWEEN PHASE 3 AND THE MARINA ??????

TO DATE THERE HAVE BEEN 3 TOWN MEETINGS OF THE ZONING COMMITTEE WITH THE COMMITTEE NOT BEING ABLE TO MAKE A DECISION BASED ON THE NEBULOUS INFORMATION AND VAGUE PLAN INTENT OF THIS GROUP. ONE LAST MEETING WILL BE HELD ON AUGUST 13 THURSDAY EVENING AT CITY HALL (NEXT TO THE NEW LIBRARY, IN THE BUILDING WHERE YOU PAY YOUR WATER BILLS). THIS WILL BE THE TIME WHEN THE COMMITTEE WILL GIVE A "YES" OR A "NO" ON APPROVAL FOR THESE PEOPLE TO BUILD.

YOU CAN BE A DECIEDING FACTOR!!!!!

THE GROUPS REPRESENTATIVE "FRONT MAN" HAS BEEN QOUTED AS STATING THAT THEY DONT CARE WHAT HAPPENS TO THE SPYGLASS HILL PEOPLE OR IF THEIR DEVELOPMENT DISTROYS OUR BEAUTIFUL VIEW AND SUBSEQUENTLY ALL THAT WE PRIZE ABOUT LIVING HERE.

IT IS OBVIOUS BY THE GROUND LAYOUT THAT THEY WILL HAVE TO BUILD HIGH TO ESTABLISH THEIR OWN VIEW TO SELL! THIS WILL MORE THAN LIKELY WIPE OUT THE VIEW FOR ALL OF PHASE 3, SOME OF PHASE 2 AND POSSIBLY PHASE 1 BUT REGARDLESS, ALL 3 PHASES WILL BE NEGATIVELY AFFECTED!

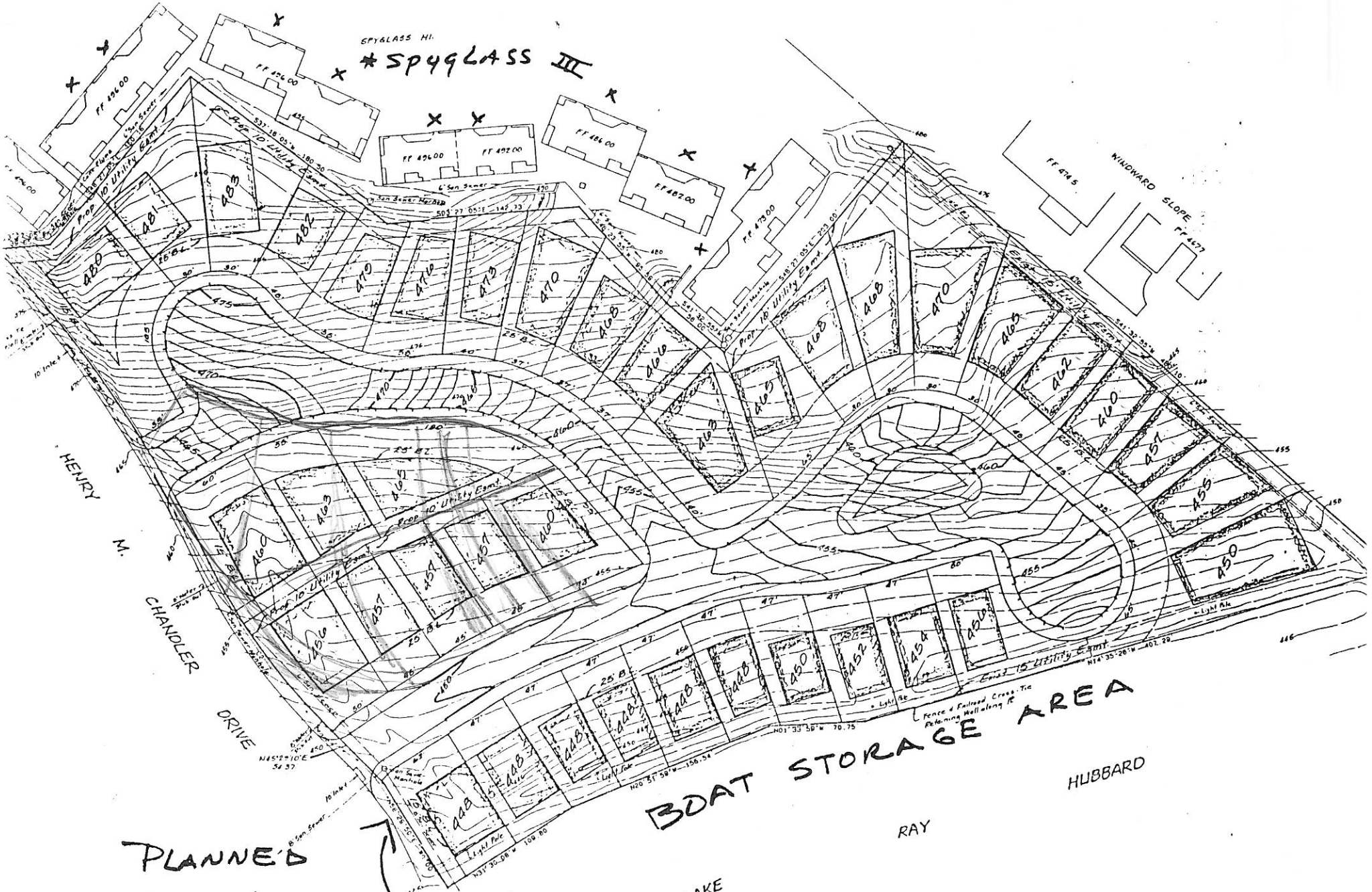
WE WILL BE LOOKING AT A YEAR OF NOISE, BULLDOZERS, CONSTRUCTION CREWS, BLOWING DIRT, INCREASED TRAFFIC AND POLUTION AND A TOTAL DISRUPTION OF OUR COMMUNITY!(IN THEIR LAST STATED PLAN THERE WERE TO BE APROX. 40 HOUSES WITH GARAGES AND APROX. PARKING FOR 4 VEHICLES PER HOUSE. AT MAXIMUM THAT WOULD ACCOMODATE 160 CARS AND EQUALLY AS MANY PEOPLE).
Take a few moments to drive down to the end of Chandler and view the land...observe how they will have to build multi-level to provide a view that tops the boat storage area etc.

THERE ARE THOSE OF US WHO BELIEVE THAT THIS WILL BE A QUICK SALE HIT AND RUN DEVELOPMENT NOT UNLIKE SOME OF THE I-30 GARLAND "DOINGS"

IT IS IMPERATIVE THAT THE TENANTS AND OWNERS OF SPYGLASS IN ALL 3 PHASES ATTEND THE MEETING ON THE 13th. IT IS NOT OUR DESIRE TO KEEP THEM FROM BUILDING BUT WE HAVE A RIGHT TO DEMAND THAT WHAT THEY BUILD IS COMPATIBLE TO THE INVIRONMENT AND IN NON DISRUPTIVE HARMONY WITH OUR ALREADY ESTABLISHED COMMUNITY. WE CAN NOT TOLERATE LESS!!!!

REMEMBER- PLEASE GIVE AN HOUR OF YOUR TIME TO COME AND SUPPORT THIS CRUCIAL ACTION. AUGUST- 13th-THURS....CITY HALL. BE PART OF THE SYSTEM THAT MAKES THINGS WORK !

7:00 P.M.
PLEASE COME EARLY !


SPYGLASS HI
*SPYGLASS III
WINDWARD SLOPE
HENRY M. CHANDLER DRIVE
HUBBARD
RAY
LAKE
BOAT STORAGE AREA
PLANNED COMPLEX
TOTAL 39 MULTI LEVEL DWELLINGS?
LEGEND
A DEVELOPMENT THIS CROWDED BE A COMMUNITY ASSET?

RESIDENT ALERT !!!!

GET INVOLVED!

WARNING !!!!!!

RESIDENT ALERT !! RESIDENT ALERT !! RESIDENT ALERT !!

THE APATHY OF THE AVERAGE CITIZEN IS THE GREATEST WEAPON OF THOSE WHO SEEK TO FORWARD THEIR OWN INTERESTS AND PROFIT AT THE EXPENSE OF OTHERS.

1. A SPECIAL INTEREST GROUP SEEKING QUICK PROFIT HAS PURCHASED THE LAND BETWEEN PHASE 3 AND THE MARINA.
2. WE BELIEVE IT IS THEIR INTENT TO BUILD "QUICK SALE - HIT & RUN HOUSING" AND MOVE ON.
3. THEIR FRONT MAN HAS BEEN VERY VOCAL IN STATING THAT THEY DO NOT CARE WHAT HAPPENS TO THE SPYGLASS HILL PEOPLE OR HOW THEIR LIVES AND PROPERTY WILL BE AFFECTED. HE STATES ALSO THAT THEY DO NOT CARE IF THEIR BUILDINGS DISTROY OUR BEAUTIFUL VIEW AND SUBSEQUENTLY ALL THAT WE PRIZE ABOUT LIVING HERE.
4. THEY WILL HAVE TO BUILD HIGH TO ESTABLISH THEIR OWN VIEW TO SELL. THIS WILL RUIN PHASE 3 AND STRONGLY AFFECT PHASE 1 AND 2.
5. WHATEVER HAPPENS IN EITHER OF THE 3 PHASES WILL HAVE STRONG FALL OUT ON THE OTHER TWO. WE MUST STAND UNITED!!!!
6. WE ARE ALL LOOKING AT A YEAR OF NOISE, BULLDOZERS, CONSTRUCTION CREWS BLOWING DIRT, INCREASED TRAFFIC & POLUTION AND A TOTAL DISRUPTION OF OUR COMMUNITY. THEIR LAST STATED PLANS CALLED FOR OVER 40 BUILDINGS WITH GARAGES...THAT AMOUNTS TO POSSIBLY 80 or MORE CARS PLUS !!
7. Take a few moments to drive down to the end of Chandler and view the land....observe how they will have to put in land fill and build multi-level to provide a view that tops the boat storage area. Notice too how close to Phase 3 their stakes have been placed.
8. WE STILL HAVE TIME AND ONE LAST CHANCE TO STOP THIS AND WE NEED YOUR INVOLVEMENT!
   PLEASE MAKE IT A PRIORITY TO ATTEND THE DECIEDING MEETING OF THE ZONING COMMITTEE AT CITY HALL (NOT THE COURTHOUSE- CITY HALL IS NEXT TO THE NEW LIBRARY AND WHERE YOU PAY YOUR UTILITIY BILLS).
9. Date AUGUST 13TH AT 7:00 p.m. THURSDAY EVENING
10. We are in process of drawing up a petition so please get involved while you can still do something positive.
11. Remember WE MUST STAND TOGETHER IN THIS!!!!!

AUGUST 13 - 7:00 PM

Mc CORMICK GROUP, INC.
817-268-5101

March 24, 1992

Ms. Julie Couch
City of Rockwall
Rockwall, TX 75087

Dear Ms. Couch:

The City of Rockwall is considering a zoning change of approximately 7 acres of undeveloped land on the southeast of Chandler Drive at its entrance to Chandler Marina. It is also known as Phase IV & V of Spyglass Hill.

I have contracted to purchase the property and am in the process of boundary and topographical surveys as well as land use design.

So as not to be under the additional stress of dealing with zoning changes on top of project acquisition, design, and use, I respectfully request that the City postpone any public hearing for zoning change for sixty days. An application for zoning change along with preliminary project designs have been submitted to give an initial idea as to our intent.

Thank you for your consideration.

Respectfully,

Wayne Whitman

905 Trailwood
Hurst, Texas 76053

Mc CORMICK GROUP, INC.
817-268-5101

May 8, 1992

Ms. Julie Couch
Asst. City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Ms. Couch:

Since the April meeting of the Planning & Zoning Commission where the 7 acres at the bottom of Chandlers Drive was on the agenda, we have had, on again, off again, delays on closing on the property. I have just had another question that has interrupted this letter and we have worked through to a definite, no reversal, closing this Friday.

Our first offer on this property was in June of 1991, and we have spent a lot of time and money to get to closing, and since the first part of the year, to prepare for zoning and planning. I'm sure you have heard different tales of dealing with the RTC or FDIC and since the April session, I have been reluctant to spend additional money until I had title to the property.

I say all of that to explain that we cannot be fully prepared for the May 14 meeting of the Planning and Zoning commission. We respectfully request one more continuation of our subject on the agenda, and I assure you and the commission that I will be prepared for the June meeting.

Respectfully yours,

Wayne Whitman

905 Trailwood
Hurst, Texas 76053

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 8-10-92

Name of Proposed Subdivision Marina Village

Name of Subdivider Wayne Whitmore

Address 905 Trailwood Dr. Hurst, Tx. 76052 Phone 771-2949

Owner of Record Same

Address _____ Phone _____

Name of ~~Land Planner~~/~~Surveyor~~/Engineer HAROLD C. EVANS

Address P.O. Box 28355 Dallas Tx 75228 Phone 328-8133

Total Acreage 6.888 Current Zoning MF

No. of Lots/Units 39-41

Signed _____

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

Provided or Shown On Plat	Not Applicable	
✓		A. Vicinity map
✓		B. Subdivision Name
✓		C. Name of record owner, subdivider, land planner/engineer
✓		D. Date of plat preparation, scale and north point

II. Subject Property

✓		A.	Subdivision boundary lines
✓		B.	Identification of each lot and block by number or letter
✓		C.	Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization (turn lanes)
✓		D.	Proposed land uses, and existing and proposed zoning categories
✓		E.	Approximate acreage
✓		F.	Typical lot size; lot layout; smallest lot area; number of lots
✓		G.	Building set-back lines adjacent to street
✓		H.	Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
	✓	I.	Location of City Limit lines, contiguous or within plat area
✓		J.	Location and sizes of existing utilities
✓		K.	Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction

III. Surrounding Area

✓		A.	The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat
✓		B.	The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by_____ File No._____

Date_____ Fee_____

Receipt No._____

SPYGLASS HILL at
CHANDLERS LANDING

PETITION

WE THE UNDERSIGNED ARE IN OPPOSITION TO THE ZONING CHANGE PROPOSED BY MR. WAYNE WHITMAN FOR THE AREA CURRENTLY REFERRED TO AS THE FOURTH AND FIFTH PHASES OF SPYGLASS HILL DEVELOPMENT (PD8).

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1. THE VIRTUAL ELIMINATION OF CURRENT LAKEVIEWS AS WELL AS THE LAKEVIEWS PLANNED IN 1984
2. PROPOSED HEIGHT AS HIGH AS THIRTY FEET FOR ZERO LOT LINE HOMES.
3. LOT SIZE LESS THAN THE CITY OF ROCKWALL MINIMUMS.
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ROCKWALL DOES NOT NEED ANOTHER DEFUNCT GARDEN HOME DEVELOPMENT.

Pat Mickus 118 H Chandler

W Mickus " "

Pat Wagner 250 Henry M. Chandler

Betty Willis 108, 121, 148 Henry Chandler

Leslie Marshall 201 Harbor Landing Dr.

F. C. I. Sams 13 LAKEWAY

NAME	ADDRESS	TELEPHONE NUMBER
Mr. Mrs. James Lebo	176 Henry M Chandler	771-2911
Hudson Kalis	175 H. M Chandlers	771-5524
[illegible]	275 Henry M. Chandler	771-5524
Allyson Banker	276 Henry M Chandler	771-5529
Walter Clapsaddle	276 Henry M. Chandler	771-5229
Mr. & Mrs. Wm H. Irwin	277 Henry M. Chandler	722-0709
Mr. & Mrs. Phil Krodle	177 Henry Chandler	722-2604

NAME	ADDRESS	TELEPHONE NUMBER
Cari Ray	238 Chandler Dr	771-4448
John Hosea	252 "	783-1981

NAME	ADDRESS	TELEPHONE NUMBER
+ Jeanne B. Meyer	120 Henry Chandler Dr.	771-2038
+ Blair Reed	119 " " "	771-1418

NAME	ADDRESS	TELEPHONE NUMBER
+ Sami Loustaunau	1010 N. Belthine	288 1088
[illegible]	Mesquite 75149.	

NAME	ADDRESS	TELEPHONE NUMBER
Mary Gene Smith	134 W. Mt. Thandler Dr.	771-0626

NAME	ADDRESS	TELEPHONE NUMBER
✓ Paul Ceasar	338 H. Chandler Rockwall, TX 75087	(214) 771-2517

NAME	ADDRESS	TELEPHONE NUMBER
David Gardner	351 H. Chandler Drive	722-8132

NAME	ADDRESS	TELEPHONE NUMBER
Ms. Lynda Hall	239 Hwy M Chandler Dr	771-0532

Pat Mickus 118 H Chandler

W Mickus " "

Pat Weaver 250 Henry M. Chandler

Betty Willis 108, 121, 148 Henry Chandler

Leslie Marshall 201 Harbor Landing Dr.

F. C. I. Sams 13 LAKEWAY

NAME	ADDRESS	TELEPHONE NUMBER
* Sami Loustaunau	1010 N. Belthine	288 1084
[illegible]	Mesquite 75149.	

NAME	ADDRESS	TELEPHONE NUMBER
Mary Gene Smith	134 B. W. Chandler Dr.	771-0626

NAME	ADDRESS	TELEPHONE NUMBER
Phase 2 ✓ Paul Ceasar	338 H. Chandler Rockwall, TX 75087	(214) 771-2517

NAME	ADDRESS	TELEPHONE NUMBER
Phase 2		
✓ David Gardner	351 H. Chandler Drive	732-8132

NAME	ADDRESS	TELEPHONE NUMBER
Phase 2 ✓ Jim & Lynda Hall	239 Hang M. Chandler Dr	771-0532

Case No. PZ 92-8-Z/PP

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

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

1. Less density is much better!

2.

3.

Signature Susan Price Davis

Address 317 Columbia
Formerly 407 Columbia

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

Case No. PZ 92-8-Z/PP

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

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

1. Single family lots still available for sale in other parts of subdivision.

2.

3.

Signature Jeffrey T. Davis

Address 107 Sandy Shore Drive
League City, TX 77573
lot 37 phase I
407 Columbia Dr.

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

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Less DENSITY IS BETTER
2. CHANDLERS ALREADY HAS SUFFICIENT SUNKY Apartments

BLAKE APPRAISALS

Joseph J. Blake and Associates, Inc.
Real Estate Appraisers and Consultants
2121 San Jacinto Street, Suite 1570
Dallas, Texas 75201

Signature Harry Schroeder

Address _____

Harry Schroeder, MAI
Vice President—Manager
Phone: (214) 969-7477
FAX: (214) 969-7495

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 8, 1992 **Agenda No:** VI. B.

Agenda Item: **PZ 92-8-Z/PP** Hold Public Hearing to Consider Approval of a Request for a Change in the Preliminary Plan for PD-8, Planned Development 8 Regarding the Area Requirements, Maximum Density, and Approved Land Uses Applicable to a 6.88 Acre Tract of Land Located Between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive

Item Generated By:

Action Needed:

Background Information:

Attachments:

September 16, 1992

To the Members of the
City Council
City of Rockwall

Dear Council Members:

This letter is to state that the owners of units in Spyglass Hill Condominiums Phase lll are in agreement with the Planning and Zoning Committee recommendation and also the Resolution of the Enviromental Committee of Chandlers Landing.

It is our hope that the City Council Incorporate this into the final approval of this plat and zoning change.

Sincerely,

Rosemary Mullane

Rosemary Mullane

cc: Brian Thurston
Charles Nickson

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

1 MAIN STREET
SUITE 3300
DALLAS, TEXAS 75202-3714
TELEPHONE: (214) 939-4400
D/FW METRO: 263-1188
TELEFAX: (214) 760-7332

AUSTIN OFFICE
919 CONGRESS AVENUE, SUITE 1060
AUSTIN, TEXAS 78701
TELEPHONE (512) 476-3133
TELEFAX (512) 476-4640

MONTERREY, MEXICO CORRESPONDENT
QUINTERO Y QUINTERO
ABOGADOS
MARTIN DE ZAVALA 840-3 SUR ESQUINA CON HIDALGO
TELS 44 07-74 • 44-07-80 • 44-06-56 • 44 06 28 FAX (83) 40-34-54
MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Frank Miller
Mayor
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mayor:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
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DALLAS, TEXAS 75202-3714
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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Ms. Couch:

Please find enclosed the letters to the City Council members that I discussed with you earlier today. Please include each individualized letter in the appropriate packets. I greatly appreciate your assistance in this concern. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl
Encs.

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Pat Luby
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Luby:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939 4483

September 15, 1992

George Hatfield
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Hatfield:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

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Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 5/29/98

NUMBER OF PAGES (INCLUDING COVER PAGE) 3

TO:

NAME: Sam Chemault

COMPANY:

FAX NUMBER: 771-3538

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

Sam, - please forward a copy of this to Wayne. Let me know is you want to schedule a meeting next week to go over these issues.

Julie

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME:

THANK YOU.

Faxed 5/29
Mailed 5/29

CITY OF ROCKWALL

"THE NEW HORIZON"

May 29, 1992

Wayne Whitman
905 Trailwood
Hurst, Texas 76053

Re: Application for Zero Lot Line Land Use Under PD-8 for 6.88 acres on Henry M. Chandler Drive

Dear Mr. Whitman:

As you are aware, at the last meeting of the Planning and Zoning Commission on May 14 they agreed to, per your request, again continue the public hearing on any changes to the zoning on this property until the next regular meeting on June 11. Your representative, Mr. Sam Chennault was present and he indicated that it was his understanding that you would be ready to present your plan for this property to the Commission at their June meeting. This was the second time the Commission has continued the public hearing at your request.

As we have discussed on several occasions, there is certain information that the Commission will need in order to consider your request. Prior to your initial submission you indicated that you were considering a development similar to the Orleans on the Lake Addition. I indicated to you at our initial meeting that both Orleans On the Lake and your proposed plan did not conform to the current standard Zero Lot Line District requirements but that under PD zoning the area requirements could be different from those in the standard zoning district if it is determined to be appropriate by the Commission and City Council. At that time I indicated that you would need to submit a preliminary site plan and the specific area requirements for your development for consideration at the public hearing along with the land use change under the PD. Your original site plan which was submitted with your application indicated some of the area requirements such as 5 foot side setbacks and lot depths ranging from 75 feet to over 120 feet, and lot sizes ranging from 3,240 sq.ft. to over 5,000 sq.ft. As was indicated at the time of submission, these standards do not conform with the requirements of the standard zero lot line zoning district, but could be considered under PD zoning, which is how the request was advertised.

Under Planned Development zoning an applicant is required to submit the proposed land use, a

preliminary site plan for development, and the proposed area requirements. After reviewing your original preliminary site plan submission, I met with your representative, John Lindsay, and identified several issues that needed to be addressed. To date no additional information has been submitted for the Commission's consideration.

At this point there are several alternatives open to you. If you wish to finalize your submission for a zero lot line development under the current PD zoning the necessary information needs to be submitted to me no later than Friday, June 5 at 1:00 P.M. This will allow time for staff review of the information and inclusion of the information in the agenda packet for the Commission. If you wish to refile a request for a development under the Zero Lot Line Zoning District that conforms to the standard zero lot line classification area requirements a new application will need to be submitted and the existing application withdrawn. If you wish to proceed with your plans for zero lot line development under the PD zoning, but you are unable to finalize your plans at this time you could withdraw your current application and resubmit at a later date. You could request an additional extension, however, I think there would be some hesitation on the part of the Commission to grant an additional continuance.

If the Commission does not, at this time, consider your request for zero lot line use on this tract, they will proceed forward with their consideration of the maximum density under the current multifamily designation. As the land owner you may want to submit comments to the Commission in regard to this proposed change. If you need any additional information or would like to discuss this matter further please give me a call.

Sincerely,

Julie Couch
Assistant City Manager

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 3/30/92

NUMBER OF PAGES (INCLUDING COVER PAGE) 5

TO:

NAME: Barbara Allen

COMPANY: Northcorp Realty Advisors, Inc

FAX NUMBER: (214) 691-4261

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Julie Couch

THANK YOU.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

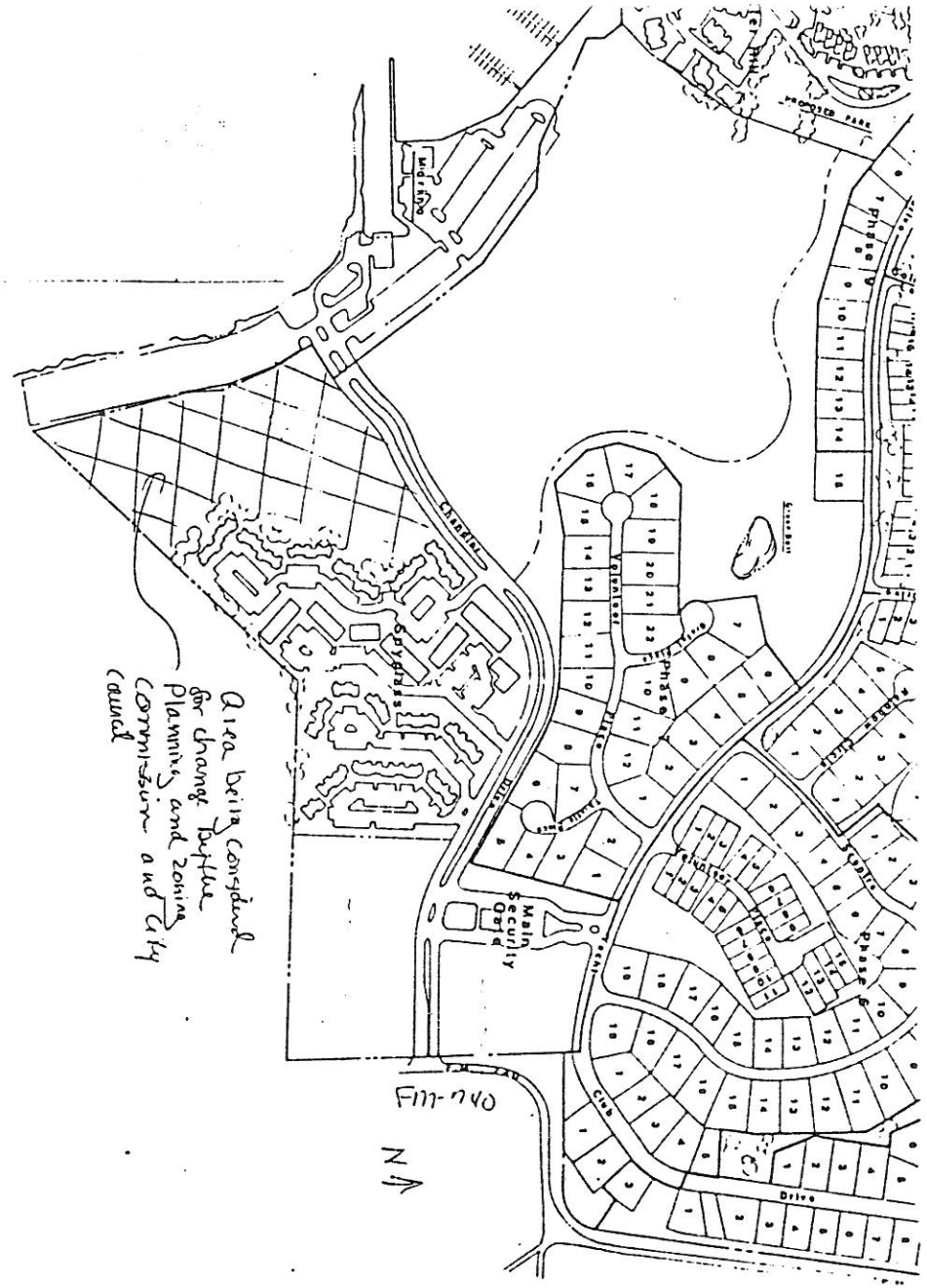
THENCE, North 31 deg. 30' 08" West a distance of 109.80 feet to a 1/2" iron stake found for corner;

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

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

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

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



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 _____

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

PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold public hearings on April 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.

2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.

3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.

4. A change in the Preliminary Plan for PD-8, Planned Development No. 8, regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive.

All interested persons are encouraged to attend.

Attn: Rockwall Chronicle
Please publish this public hearing in tomorrow's edition
of March 25, 1992.

Thanks.

Hilda Crangle
City of Rockwall
771-7700 ext. 103

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 _____

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

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

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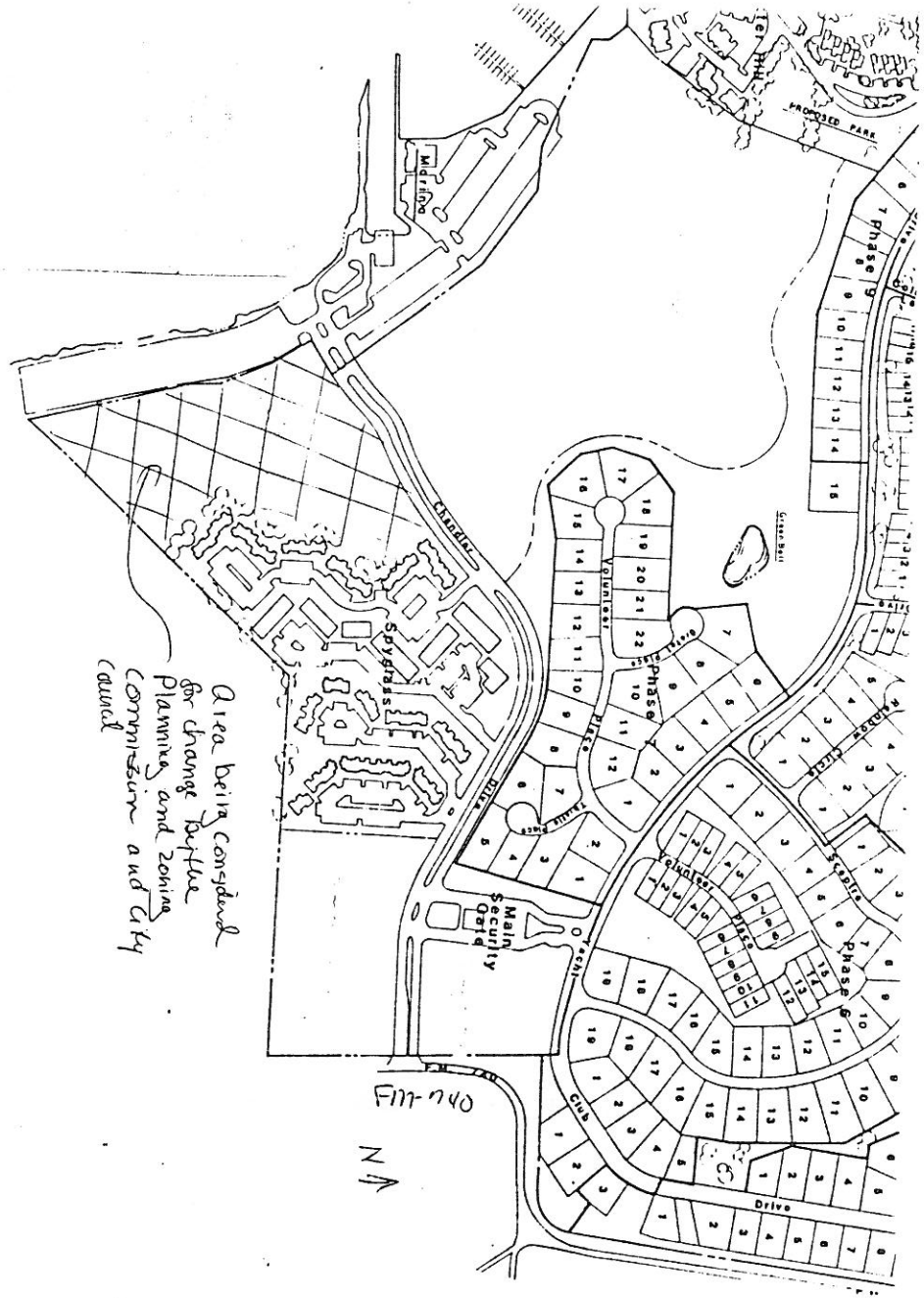

Rockwall City Council Minutes
October 5, 1992

Call to Order

Mayor Frank Miller called the meeting to order with the following Councilmembers present: Jim Flinchum, Jack Pappa, Alma Williams, David Elkins, George Hatfield, and Pat Luby.

Consent Agenda

a) Minutes of September 21, 1992

b) Approval of Ordinance #92-39 Granting a Request for a change in the preliminary plan for PD-8, Planned Development 8 regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive (1st Reading)

An Ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, so as to grant a change in land use designation from Multifamily to Zero Lot Line and amend the Preliminary Plan for a portion of PD-8, Chandlers Landing, more fully described hereinafter; providing special conditions; providing for area requirements; providing for a development plan; providing for a penalty of fine not to exceed the sum of two thousand dollars ($2,000) for each offense; providing for a repealer clause; and providing for an effective date.

c) Approval of Ordinance #92-36 granting a request from JJS Investments for a change in zoning from "A" Agriculture to "PD" Planned Development Zoning Classification on a tract of land located at 1551 E. I-30 (2nd Reading)

An Ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended so as to grant a zoning change on a tract of land more fully described herein; ordering a change in the use of said property from "AG" Agriculture to "PD-36", Planned Development number 36; providing special conditions; providing for a penalty of fine not to exceed the sum of two thousand dollars ($2,000) for each offense; providing for a severability clause; providing for a repealer clause; and providing for an effective date.

d) Approval of Ordinance #92-37 granting a request from Joel Steed and Kerry Mason for a change in zoning from "A" Agriculture to "SF-16" Single Family Zoning Classification on a 23 acre tract of land on SH 205 South of Dalton Road (2nd Reading)

An Ordinance of the City of Rockwall, Texas, amending the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended so as to change the zoning on a tract of land which is more fully described herein from "A", Agriculture zoning classification to "SF-16", Single Family zoning classification; correcting the official zoning map; providing for a penalty of fine not to exceed the sum of two thousand dollars ($2,000) for each offense; providing for a severability clause; providing for a repealer clause; and providing for an effective date.

(6/87)

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee_____ Date 3-23-92

Applicant Wayne Whitman Metro Phone 817-268-5101

Mailing Address 905 Trailwood

Hurst, Texas 76053

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)[1] 6.88 acres of land in the E. Teal Survey, Abstract No. 207 and being more particularly described on the attached Exhibit "B".

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

Multifamily - PD.8 District Classification to

Detached Single Family "0" Lot Line District Classification for for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:[2] Owner_____ Tenant _____

Prospective Purchaser XX

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

Signed _____

GEARY, PORTER & WEST
A PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS

ONE BENT TREE TOWER
16475 DALLAS PARKWAY, SUITE 550
DALLAS, TEXAS 75248

(214) 931-9901
FAX (214) 931-9208

CATHERINE CLIFTON

DIRECT DIAL NUMBER:
(214) 733-2250

January 7, 1993

VIA HAND DELIVERY

Ms. Julie Couch
City Secretary
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Re: Wayne Whitman
Application for Zoning Variance

Dear Ms. Couch:

Enclosed please find the Board of Adjustments Application for Variance which is being submitted by my client, Wayne Whitman. Please present this Application to the Board at its next regularly scheduled meeting on February 18, 1993. In this connection, our firm check in the amount of $50.00 is enclosed.

Please let me know if you require any additional information to process this Application.

Thank you.

Very truly yours,

GEARY, PORTER & WEST, P.C.

By: Catherine Clifton
Catherine Clifton

DCC/br
Enclosures
cc: Wayne Whitman (w/encl. application)

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

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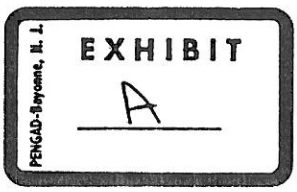
EXHIBIT "A".



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Board of Adjustments/Sign Board of Review will hold a public hearing on February 18, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider a request from Wayne Whitman for approval of a variance to the height requirements of the Comprehensive Zoning Ordinance and PD-8 on certain lots located on a 6.88 acre tract of land located on Henry M. Chandler Drive west of Spyglass Hill, and further described on the reverse side of this notice. The applicant is requesting permission to construct homes with a maximum height of 30 feet measured from the approved pad elevations on the lots identified on the attached site plan. Certain lots are currently limited by Ordinance 92-39 to not exceed certain specified height elevations. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below. If you have any questions you may call 771-7700.

Hilda Cranglen
City Secretary

Case No. BOA 93-4-V

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

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

1. See attached letter dated: 2-16-93
2.
3.

Signature [signature]

Address # 278 Henry Chandler Dr.

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

February 16, 1993

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

RE: Board of Adjustment meeting to discuss height variances for PD-8, Wayne Whitman

Dear Ms. Couch:

This letter is in response to your public notice received on the above mentioned February 18, 1993 Board of Adjustments meeting to consider Wayne Whitman's request for a height restriction variance to the City of Rockwall Ordinance 92-39.

Mr. Whitman's request to amend PD-8 in numerous meetings with both the Planning & Zoning Commission and City Council in 1992 were debated and contested by residents and owners in the Spyglass Condominiums and the homeowners in Heath whose homes would abut Mr. Whitman's proposed development.

The concern uppermost in everyone's mind is <u>their view of the lake</u>- which if lost would destroy their property values.

The Planning & Zoning Commission and the City Council spent months in working out a compromise after careful review of the facts and options for this proposed development. We see no reason to further endanger the value of <u>any</u> of the 156 homes in Spyglass I, II, and III.

The Chandlers Landing Community Association has gone on record to support Ordinance 92-39 on behalf of residents and owners at Spyglass Hill, and we trust that <u>any</u> variance to this ordinance will be <u>denied</u> by the Board of Adjustment.

Thank you for your consideration.

Sincerely,

W. Bryan Thruston, A.I.A.
Owner- Spyglass #278

WBT:ja

cc: Rosemary Mullane

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

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Hilda Cranyle
City Secretary

Case No. BOA 93-4-V

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

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

1. See attached letter dated: 2-16-'93

2.

3.

Signature [redacted]

Address #278 Henry Chandler Dr.

MEMORANDUM
February 12, 1993

TO: Bill Eisen, City Manager

FROM: Julie Couch, Assistant City Manager

RE: Board of Adjustment Application for Wayne Whitman

Wayne Whitman, the owner of the 6.88 acre tract of land located between Spyglass Hill and the lake, has submitted a request for a variance to the height restrictions established on the lots proposed to be located next to Spyglass Hill. This tract was zoned for zero lot line development under the Chandlers Landing PD last fall by the City Council. Mr. Whitman had requested a maximum height of 30 feet for the proposed lots. The ordinance that was approved by the City Council established certain maximum height elevations that would generally not permit a 30 foot structure on the lots adjacent to Spyglass Hill.

Mr. Whitman has the legal right to apply to the Board for a variance under our Zoning Ordinance and under state law. It is likely that the Council members will receive calls from some of the residents in the area due to the initial concern about the effect of the development on existing views. I have attached a copy of the memorandum that has been provided to the Board for the City Council's information. The Board will meet on this item on Thursday, February 18 at 7:00. We will forward a draft of the minutes of that meeting to the City Council on that next Friday, as required by City policy.

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 972/771-7700

FAX NUMBER: 972/771-7727

DATE: 2/27/97

NUMBER OF PAGES (INCLUDING COVER PAGE) 9

TO:

NAME: Pete Eckert

COMPANY:

FAX NUMBER:

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Cindy x 103

THANK YOU.

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Less Densities is Better
2. Chandlers Already Has Sufficient Luxury Apartments

BLAKE APPRAISALS

Joseph J. Blake and Associates, Inc.
Real Estate Appraisers and Consultants
2121 San Jacinto Street, Suite 1570
Dallas, Texas 75201

Harry Schroeder, MAI
Vice President—Manager
Phone: (214) 969-7477
FAX: (214) 969-7495

Signature Harry Schroeder

Address _____

l, Texas 75087 (214) 771-7700

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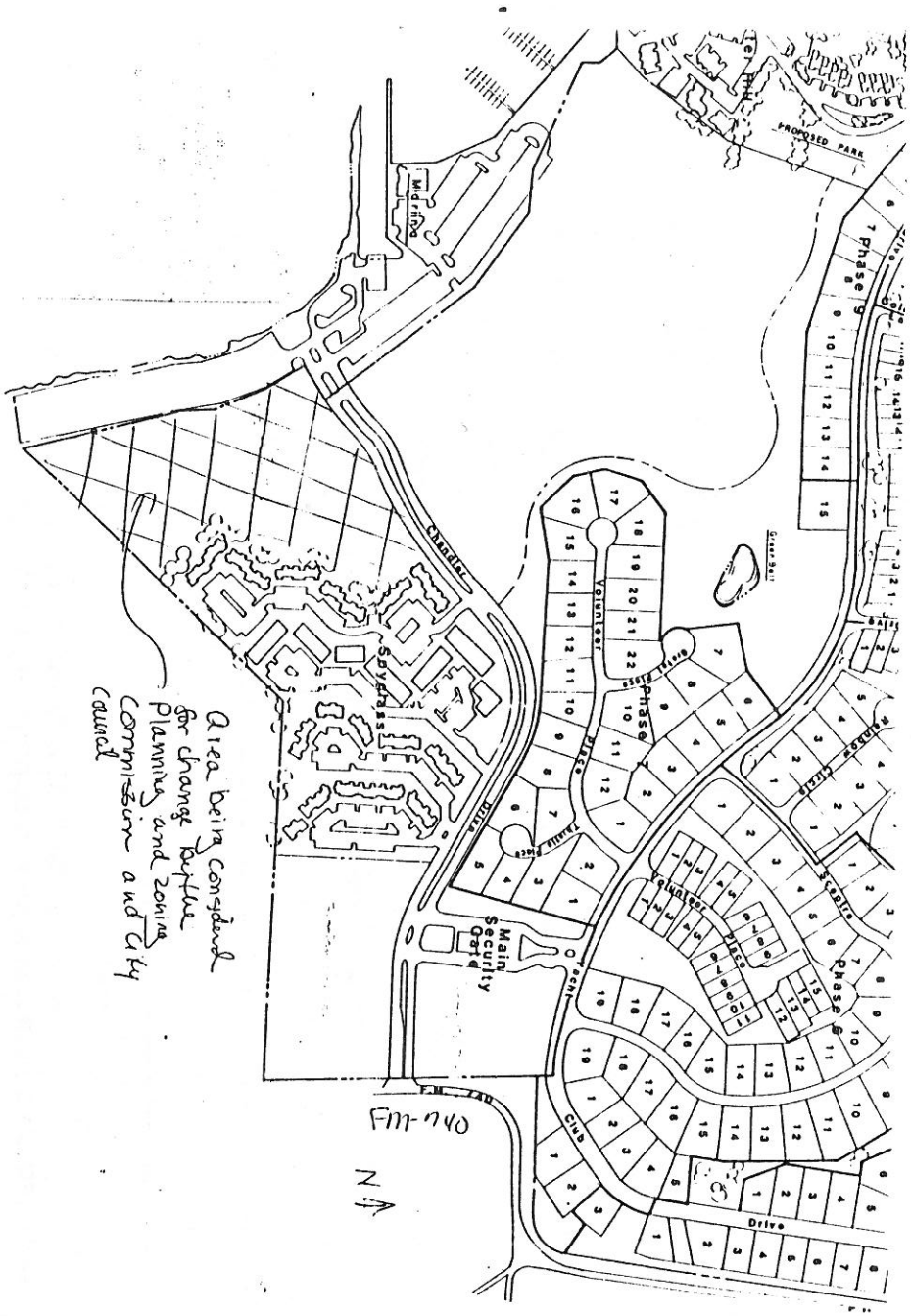

CITY OF ROCKWALL

"THE NEW HORIZON"

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Too much development next to shore line

2.

3.

Signature Don Jobe

Address 2406 Hill
Greenville TX 75401

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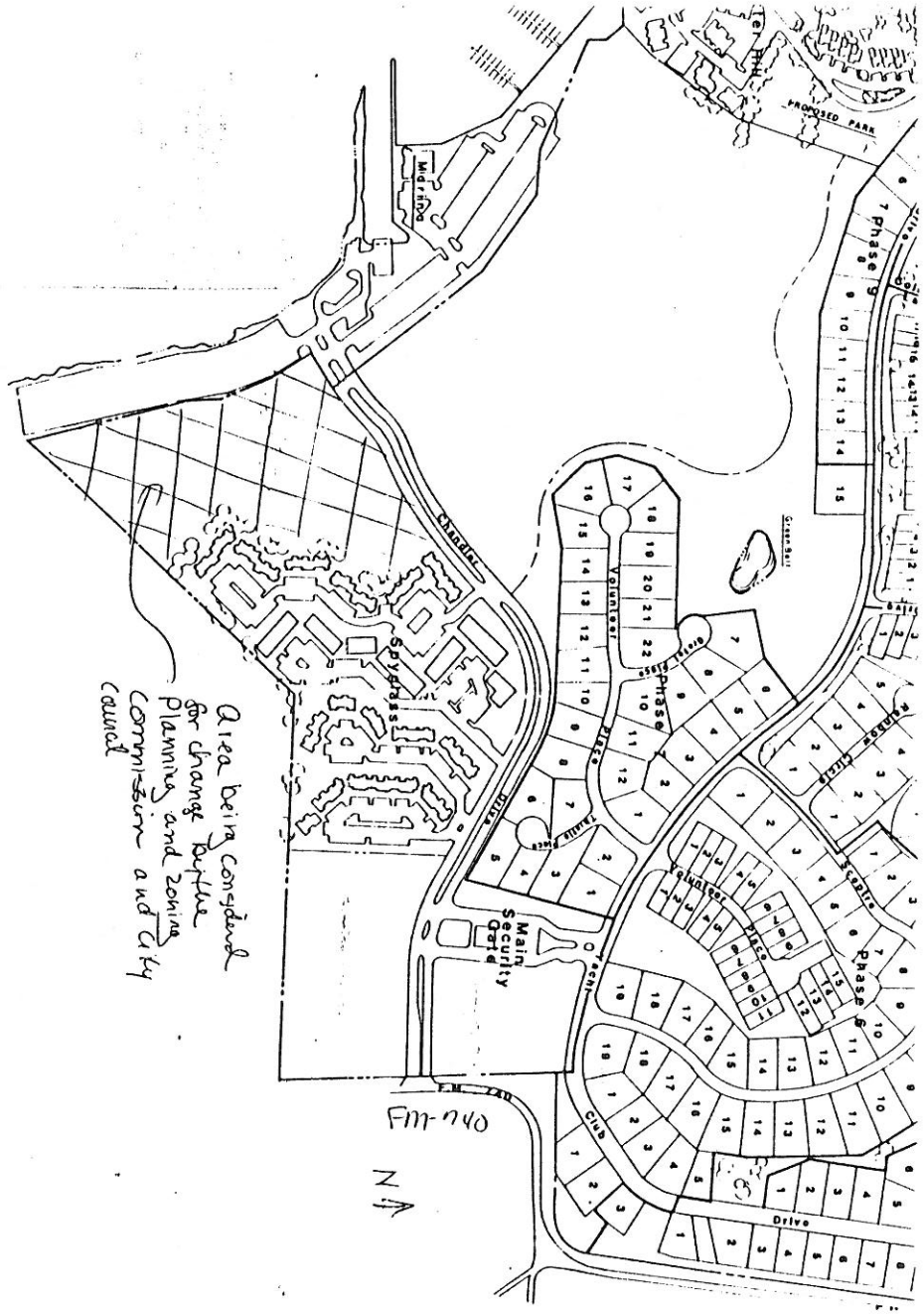

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. No more Condos
2. Less density
3. Traffic is horendous

Signature Dr. Ed Mrs S.P. Newman

Address 13 Intrepid Circle

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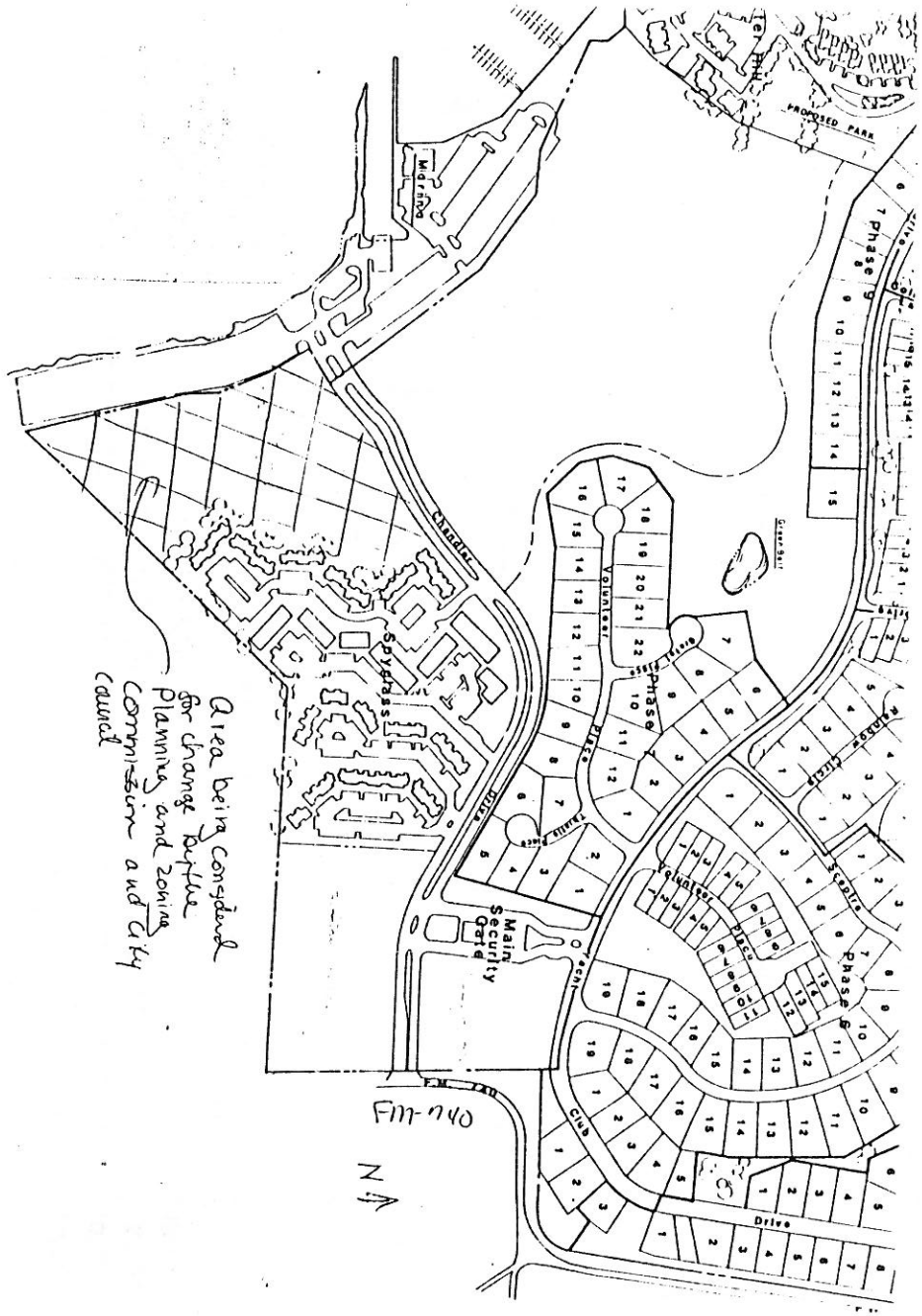

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Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. There is to many unoccupied homes & condos.
2. This will only defeat the property value
3.

Signature Shirley

Address 454 A-B Yacht Club Dr.
226 Henry Chandler.

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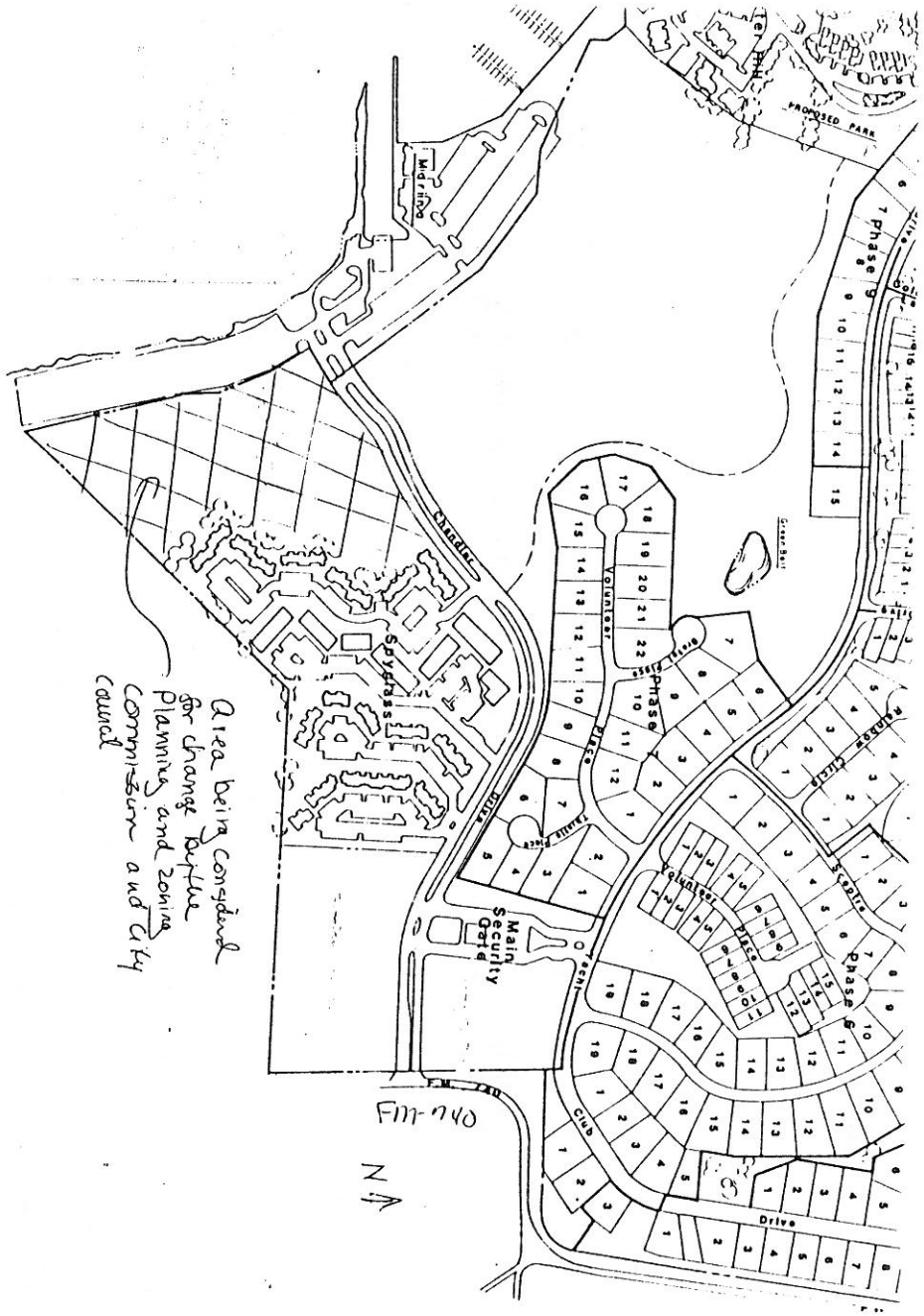

CITY OF ROCKWALL

"THE NEW HORIZON"

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Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 houses Mr. Shitman plans to build will back up to and take the of the Condo's
2. in Phase III.
3. The purchasers were told according to the by-laws of Chandlers Landing we would always have a view of the Lake

Signature Rosemary Mullane

Address 6103 Volunteer Pl

267 Henry Chandler

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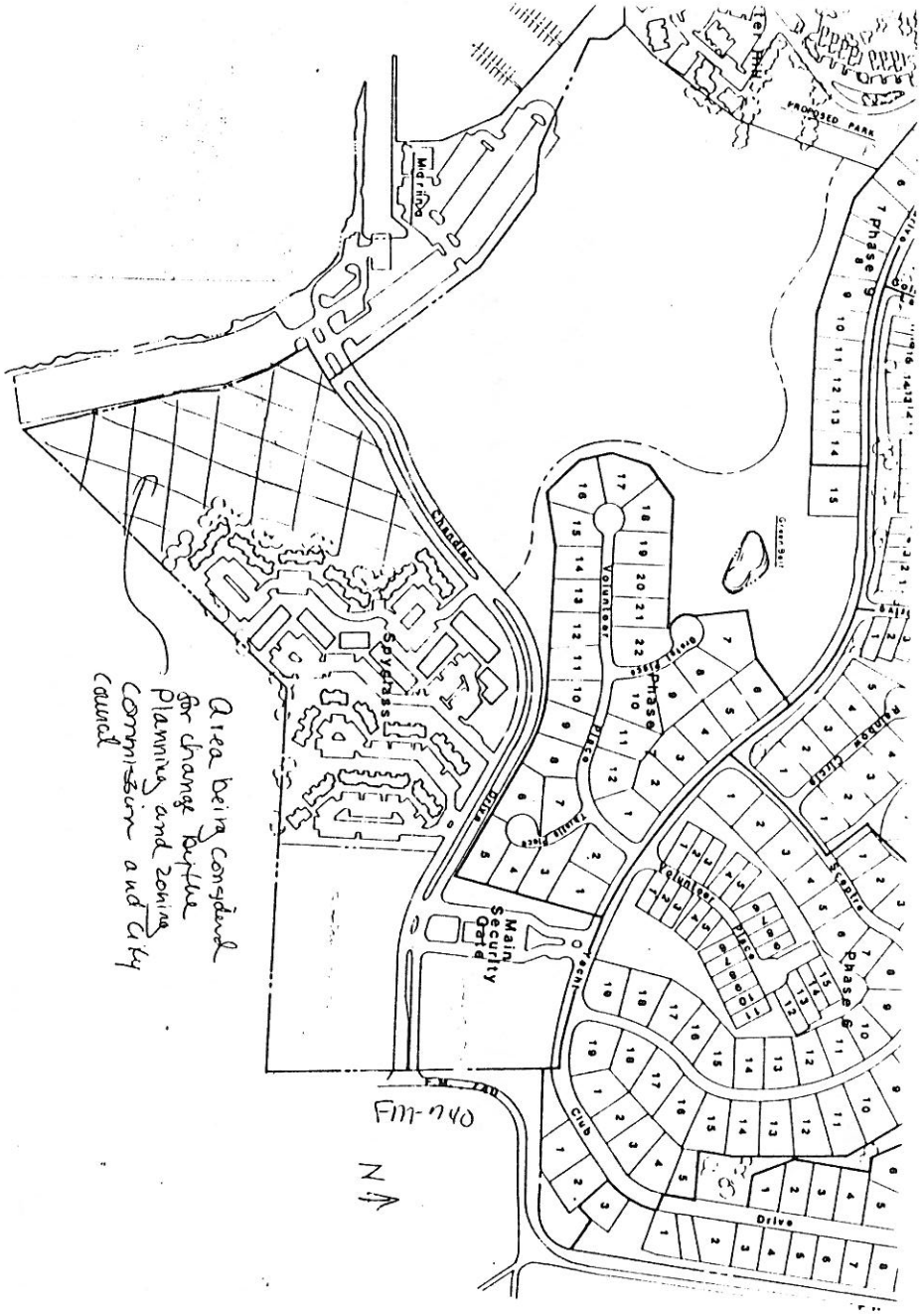

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Their are ~~too~~ many homes already and
2. Would block the views of the Condos above.
3.

Signature Steve & Jean Lapallo

Address Condo #155

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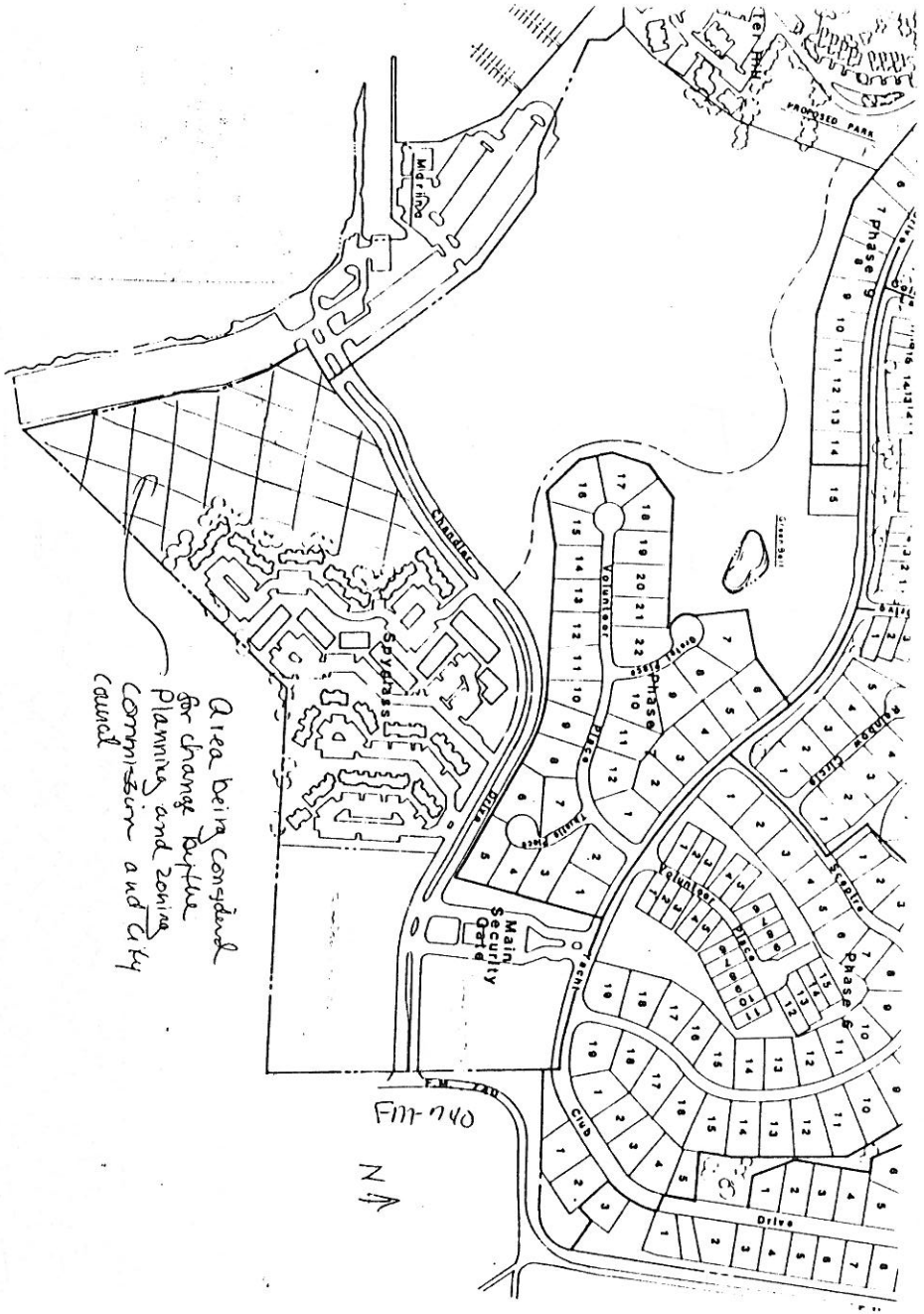

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduced Density
2. Less Traffic
3. Enhances real estate values.

Signature [signature]

Address 5564 - Canada Ct.
Rockwall, Texas
75087.

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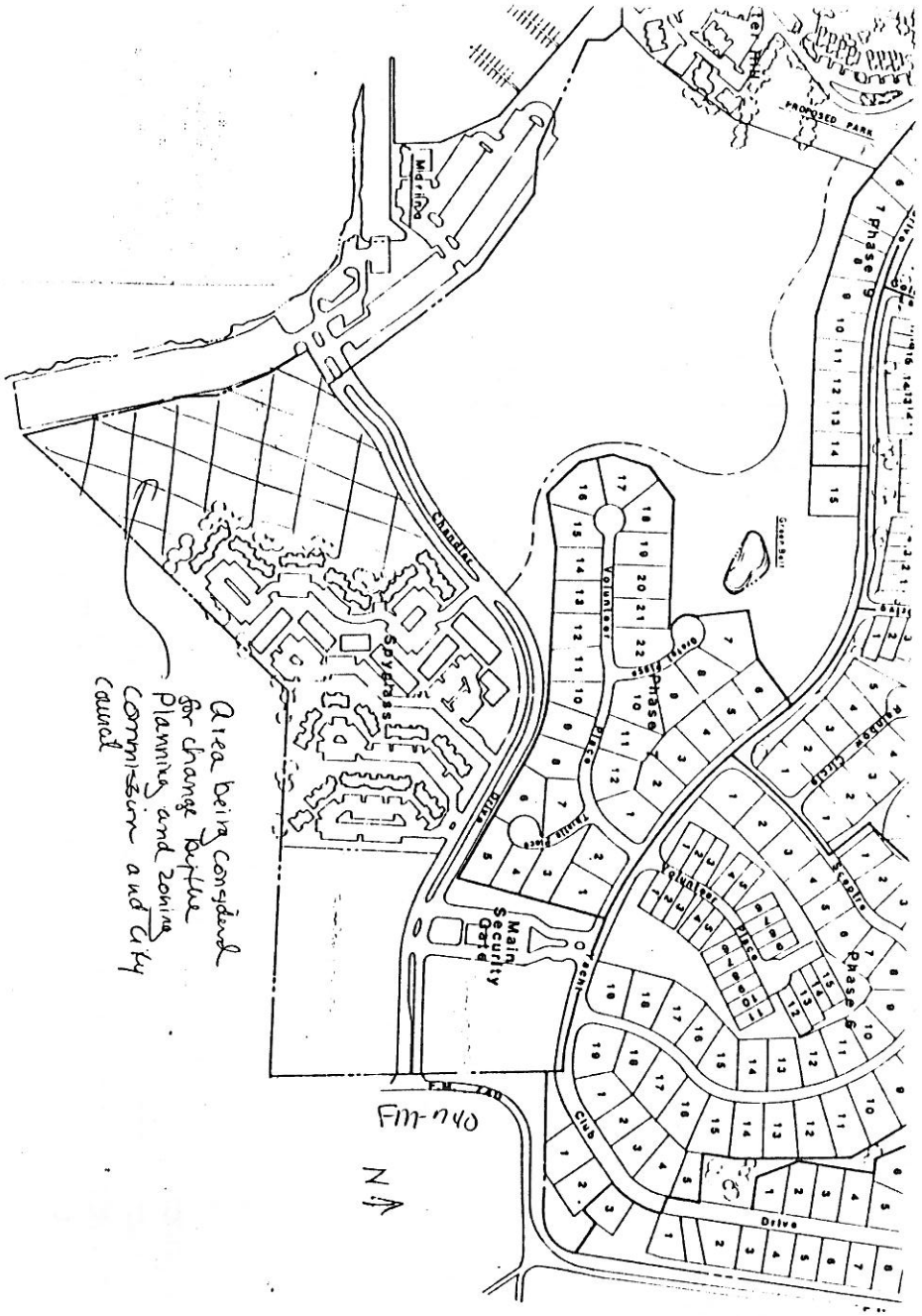

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. reduced traffic for Chandlers + FM 740
2.
3.

Signature Elizabeth Harmon

Address 4365 Yacht Club

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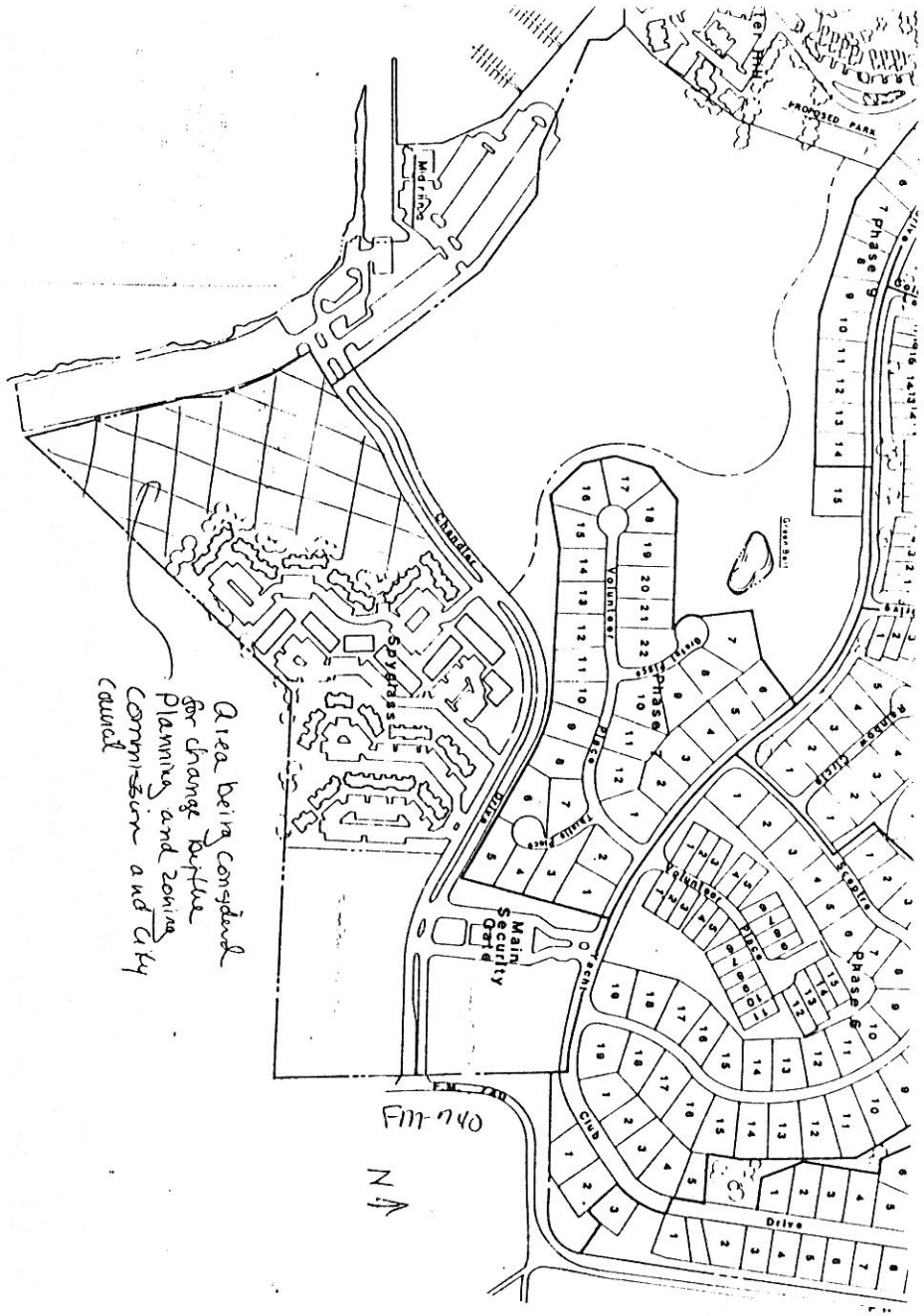

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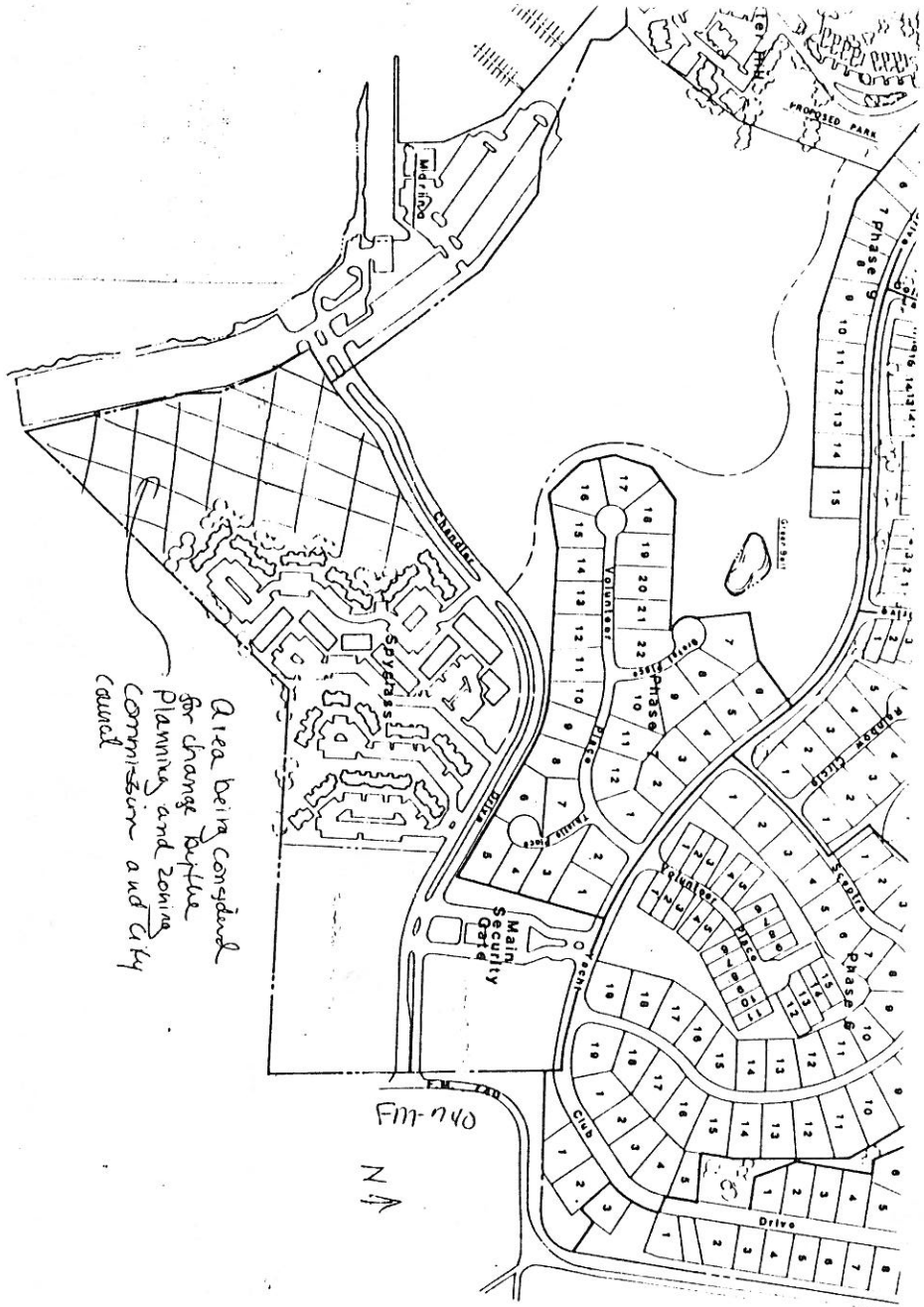

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Dale Cole

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. more single family housing, "good"

2.

3.

Signature _____

Address 405 YC

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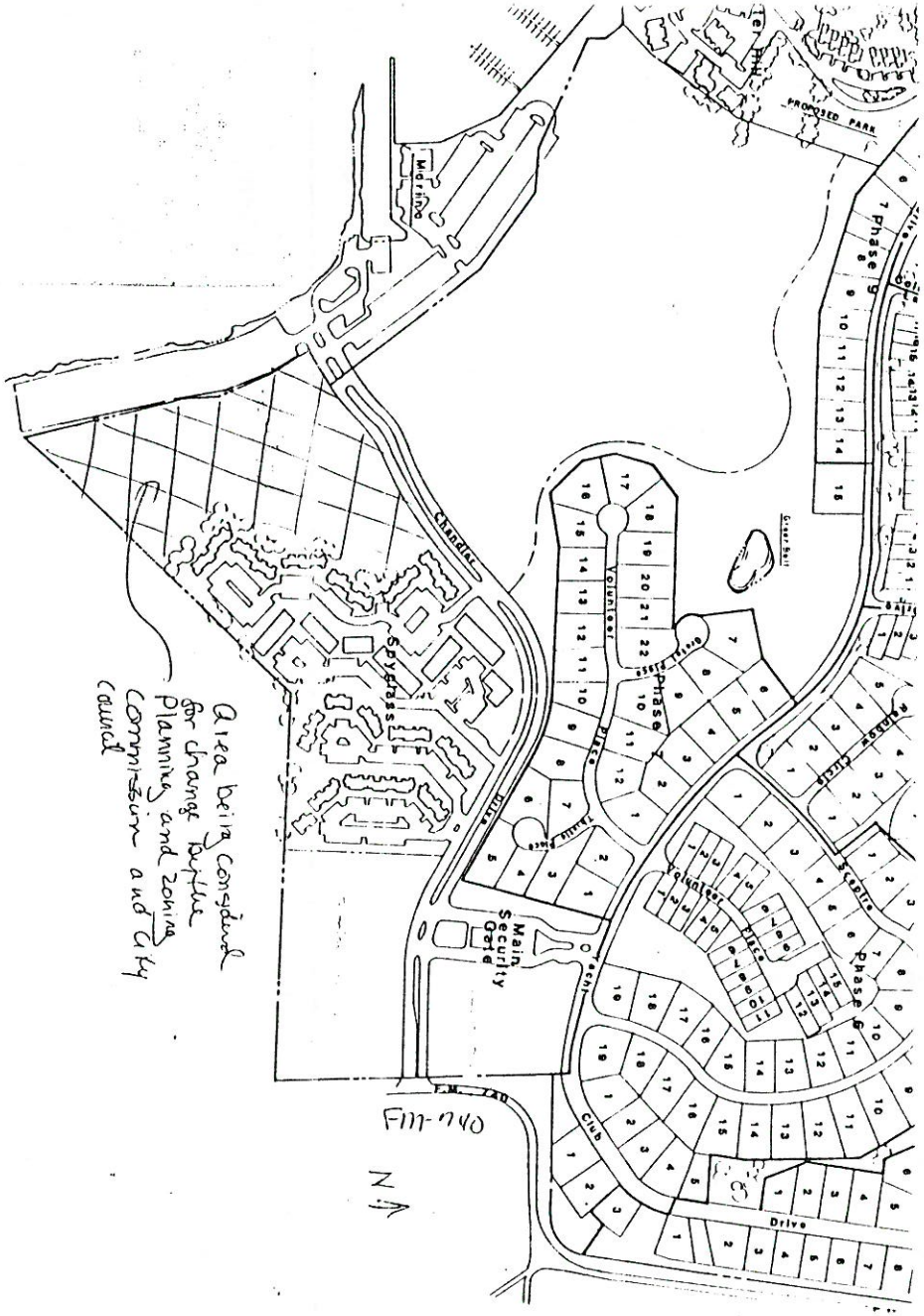

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"THE NEW HORIZON"

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The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I see no neg. impact provided houses are of comparable value to those in the adjacent areas.
2.
3.

Carol W Pfeffer

Signature _____

Address _____

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

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

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

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

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

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

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

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

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

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

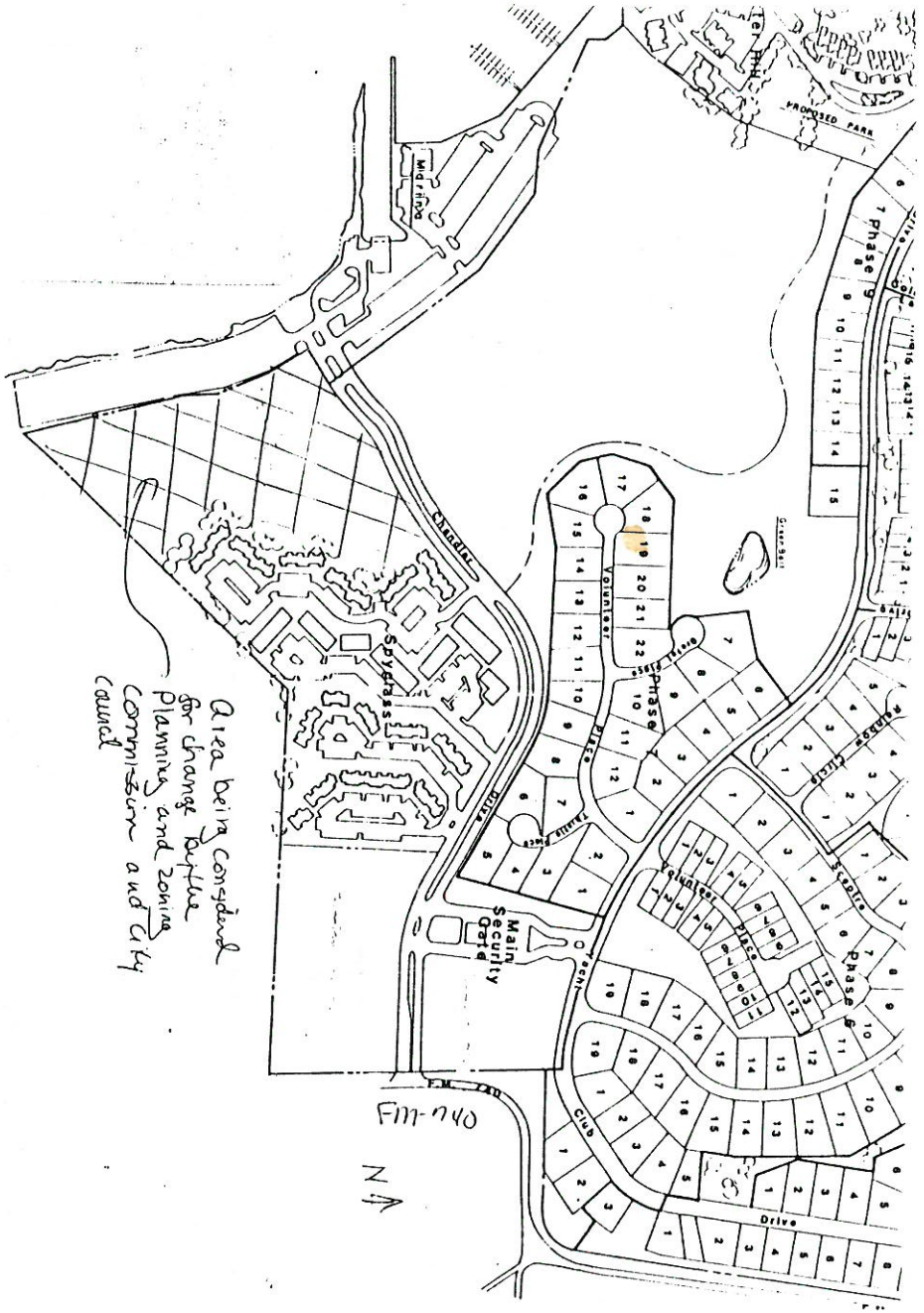
THENCE, North 31 deg. 30' 08" West a distance of 109.80 feet to a 1/2" iron stake found for corner;

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

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

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

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



CITY OF ROCKWALL

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Benjamin & Sheridan Franklin

Address 442D Yacht Club

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

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City Secretary

Case No. PZ 92-8-Z/PP

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 Mark W. Roberts

Address P.O. Box 1116
Addison, TX 75001

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

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Better use of land

2.

3.

Signature Paul J. Krebs

Address 5710 Southern Cross
Rockwall

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. In favor AS LONG AS Rob Whittle IS NOT the Developer
2. Am opposed IF Rob Whittle is the Developer
3.

Signature Robert L. Ramich, Jr.

Address 5808 Yacht Club Drive
Rockwall, Texas 75087

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I AM A BUILDER AND THINK THAT Single family is BETTER
2. Multi family BRINGS LOW INCOME people TO
3. TOWN WE DON'T NEED ANY MORE

Multi family TENDS TO get RUN DOWN FASTER

Signature [signature]

Address 5614 CAMBRIA

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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 [signature]

Address 548 Yacht Club Dr

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. LOWER DENSITY = STABILITY PROPERTY RESIDENTIAL
2. STABILITY = HIGHER LONG TERM [redacted] VALUE
3. HIGER VALUE = HIGHER TAX REVENUE - BETTER SERVICES.

Signature James L. Whitt

Address 13355 NOEL RD. #1340
DALLAS TX 75240

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Prefer the "least dense" zoning possible
2. Would prefer maximum 4 unit per acre
3. above desired to limit traffic on Henry Chandler Drive.

(Also: Maximum Roof line height 20'.

Signature R.C. Hamilton

Address 6101 Volunteer Place
Rockwall, Tx 75087

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Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I FEEL IT WILL RAISE THE VALUE OF THE LAND WITH ZERO LOT LINE HOMES OR JUST SINGLE FAMILY HOME
2. APARTMENTS AND CONDOS IN THIS AREA HAVENT BEEN
3. TAKEN CARE OF, THUS REDUCING PROPERTY VALUES ALL AROUND.

SHOULD INCREASE THE VALUE OF SURROUNDING HOMES.

Signature R W Wells

Address #18 INTREPID CIR.
ROCKWALL, TX. 75087

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

i am in favor of the request for the reasons listed below X

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

1. We have too many multiples in Chandlers now.
2. This is desirable property for single families
3.

We own 271 & 339 H Chandler Drive.

Signature Kenneth J Mast

Address 5554 Canada Court.

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Will keep population density more in line with environment.
2. Keep traffic on FM 740 at a manageable level.
3. Reduce environmental and city services impact

Signature [signature]

Address 6 Livingston Cir.

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Dale Cole
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Ken Baker (Ken BAKER)

Address 456C Yacht Club DR
Rockwall, Tx

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Single family housing enhances the community —
2.
3.

Signature Mary Ellen Williams

Address 212 Sevenings Dr.

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Dale Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduce traffic on HENRY CHANDLER DR. VS HIGHER
2. ZERO LOT LINE IS IN DEMAND & WILL SELL DENSITY. VS LEASE.
3.

Signature R.K. BEVAN

Address 6003 VOLUNTEER

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 3/30/92

NUMBER OF PAGES (INCLUDING COVER PAGE) 5

TO:

NAME: Barbara Allen

COMPANY: Northcorp Realty Advisors, Inc

FAX NUMBER: (214) 691-4261

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Julie Couch

THANK YOU.

CITY OF ROCKWALL

"THE NEW HORIZON"

March 30, 1992

Barbara Allen
Northcorp Realty Advisors, Inc.
8080 Park Lane, Suite 700
Dallas, Texas 75234

Faxed 3/30/92

Dear Ms. Allen:

As we discussed over the phone today, the City of Rockwall currently has two zoning actions being considered on a tract of land that was owned by the Cimmaron Savings and Loan Association. As I understand it, the tract being considered is referred to in your documents as Tract E, Southlake Front Tract, a 6.9355 acre tract of land which is located off of Henry M. Chandler Drive in Rockwall, in the Chandlers Landing development. The legal description of the tract is identified under two separate parcels as follows:

1. Lot 4, Block A, Phase Four of Spyglass Hill Condominiums, an Addition to the City of Rockwall

2. A portion of Tract 134 of the E. Teal Survey, Abstract 207, Rockwall County

It is my understanding, after discussing the tract with you that Northcorp Realty is a contractor to the RTC, who is currently the conservator of this property for Cimmaron Federal Savings and Loan Association.

The property is currently zoned Planned Development No. 8 and is designated for multifamily development. The two zoning cases being considered by the City of Rockwall are described as follows:

1. The Rockwall City Council has initiated hearings to consider amending the current zoning to reduce the maximum density to 14 units per acre, which is the current maximum density under the City's standard multifamily zoning classification. The initiation of hearings was ordered by the City Council at the conclusion of the

biennial review of all partially or undeveloped planned developments within the City.

2. In conjunction with the above hearings, Mr. Wayne Whitman has submitted a request to change the land use designation for this tract from multifamily to zero lot line, single family detached. He has submitted a concept plan for such a development as the prospective buyer. The Commission will consider a preliminary plan and area requirements for this land use.

The property owner may respond positively or negatively to either or both of these proposed changes. It is my understanding that as the owner's representative your firm would have the authority to submit a response. I have attached a form that may be returned with a response or a representative may attend the meeting. The public hearing will be held before the Rockwall Planning and Zoning Commission on April 9, 1992 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas. You are encouraged to have a representative present at the meeting to address the Commission in regard to the owner's input. The Commission's recommendation will be forwarded to the City Council for final action.

If you have any questions regarding this matter please don't hesitate to contact me. I have attached a location map and the legal description on the property for your information.

Sincerely,

Julie Couch
Assistant City Manager

cc: Cimmaron Federal Savings and Loan Association
P.O. Box 1067
Tahlequah, OK. 74465

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

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

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

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

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

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

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

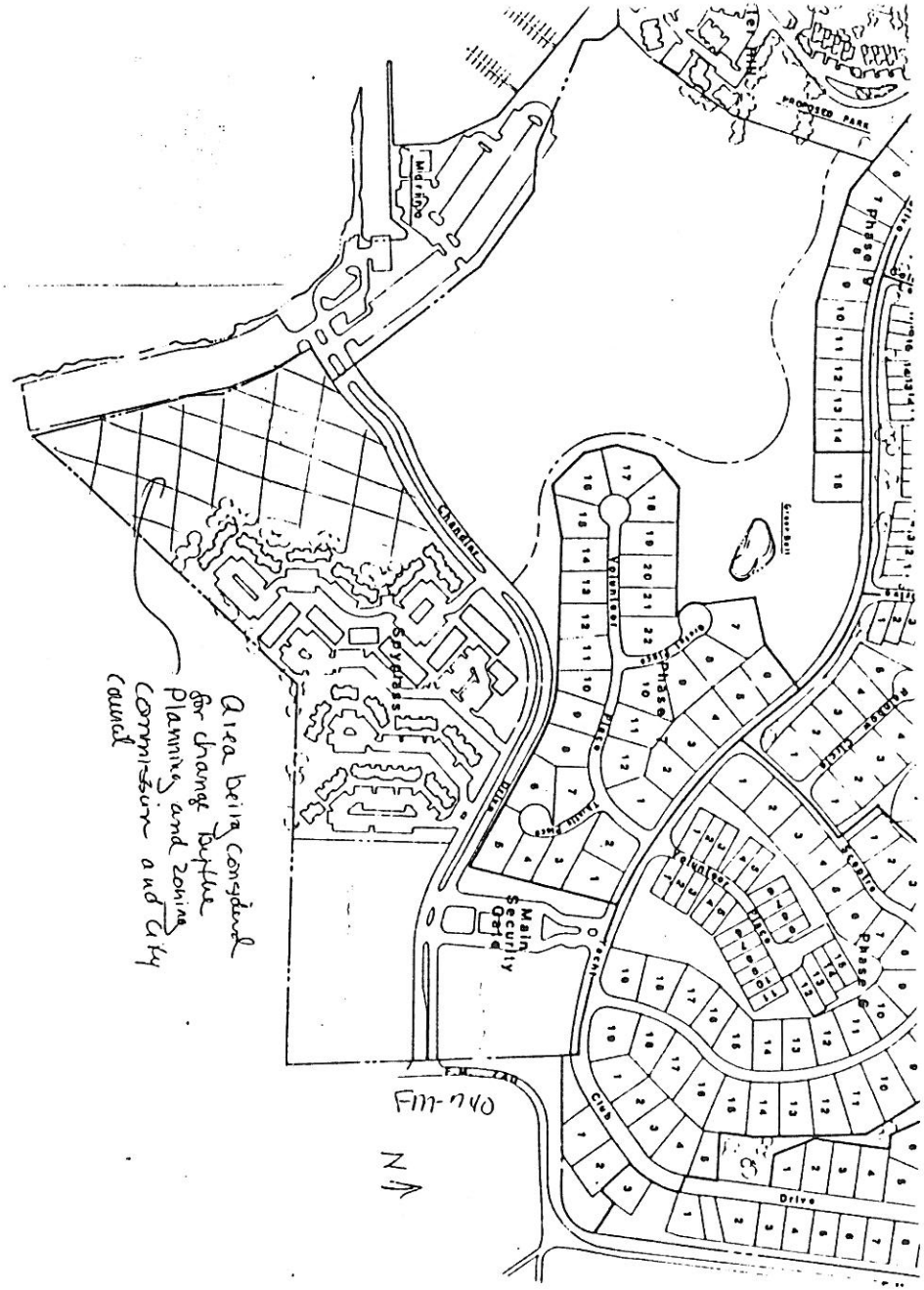
THENCE, North 31 deg. 30' 08" West a distance of 109.80 feet to a 1/2" iron stake found for corner;

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

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

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

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



PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold public hearings on April 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.

2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.

3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.

4. A change in the Preliminary Plan for PD-8, Planned Development No. 8, regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive.

All interested persons are encouraged to attend.

Attn: Rockwall Chronicle
Please publish this public hearing in tomorrow's edition
of March 25, 1992.

Thanks.

Hilda Crangle
City of Rockwall
771-7700 ext. 103

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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 _____

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

CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 5/29/98

NUMBER OF PAGES (INCLUDING COVER PAGE) 3

TO:

NAME: Sam Chennault

COMPANY:

FAX NUMBER: 771-3538

FROM: Julie Couch

CITY OF ROCKWALL

MESSAGE (IF ANY):

Sam, - please forward a copy of this to Wayne. Let me know if you want to schedule a meeting next week to go over these issues.

Julie

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME:

THANK YOU.

Faxed 5/29
Mailed 5/29

CITY OF ROCKWALL

"THE NEW HORIZON"

May 29, 1992

Wayne Whitman
905 Trailwood
Hurst, Texas 76053

Re: Application for Zero Lot Line Land Use Under PD-8 for 6.88 acres on Henry M. Chandler Drive

Dear Mr. Whitman:

As you are aware, at the last meeting of the Planning and Zoning Commission on May 14 they agreed to, per your request, again continue the public hearing on any changes to the zoning on this property until the next regular meeting on June 11. Your representative, Mr. Sam Chennault was present and he indicated that it was his understanding that you would be ready to present your plan for this property to the Commission at their June meeting. This was the second time the Commission has continued the public hearing at your request.

As we have discussed on several occasions, there is certain information that the Commission will need in order to consider your request. Prior to your initial submission you indicated that you were considering a development similar to the Orleans on the Lake Addition. I indicated to you at our initial meeting that both Orleans On the Lake and your proposed plan did not conform to the current standard Zero Lot Line District requirements but that under PD zoning the area requirements could be different from those in the standard zoning district if it is determined to be appropriate by the Commission and City Council. At that time I indicated that you would need to submit a preliminary site plan and the specific area requirements for your development for consideration at the public hearing along with the land use change under the PD. Your original site plan which was submitted with your application indicated some of the area requirements such as 5 foot side setbacks and lot depths ranging from 75 feet to over 120 feet, and lot sizes ranging from 3,240 sq.ft. to over 5,000 sq.ft. As was indicated at the time of submission, these standards do not conform with the requirements of the standard zero lot line zoning district, but could be considered under PD zoning, which is how the request was advertised.

Under Planned Development zoning an applicant is required to submit the proposed land use, a

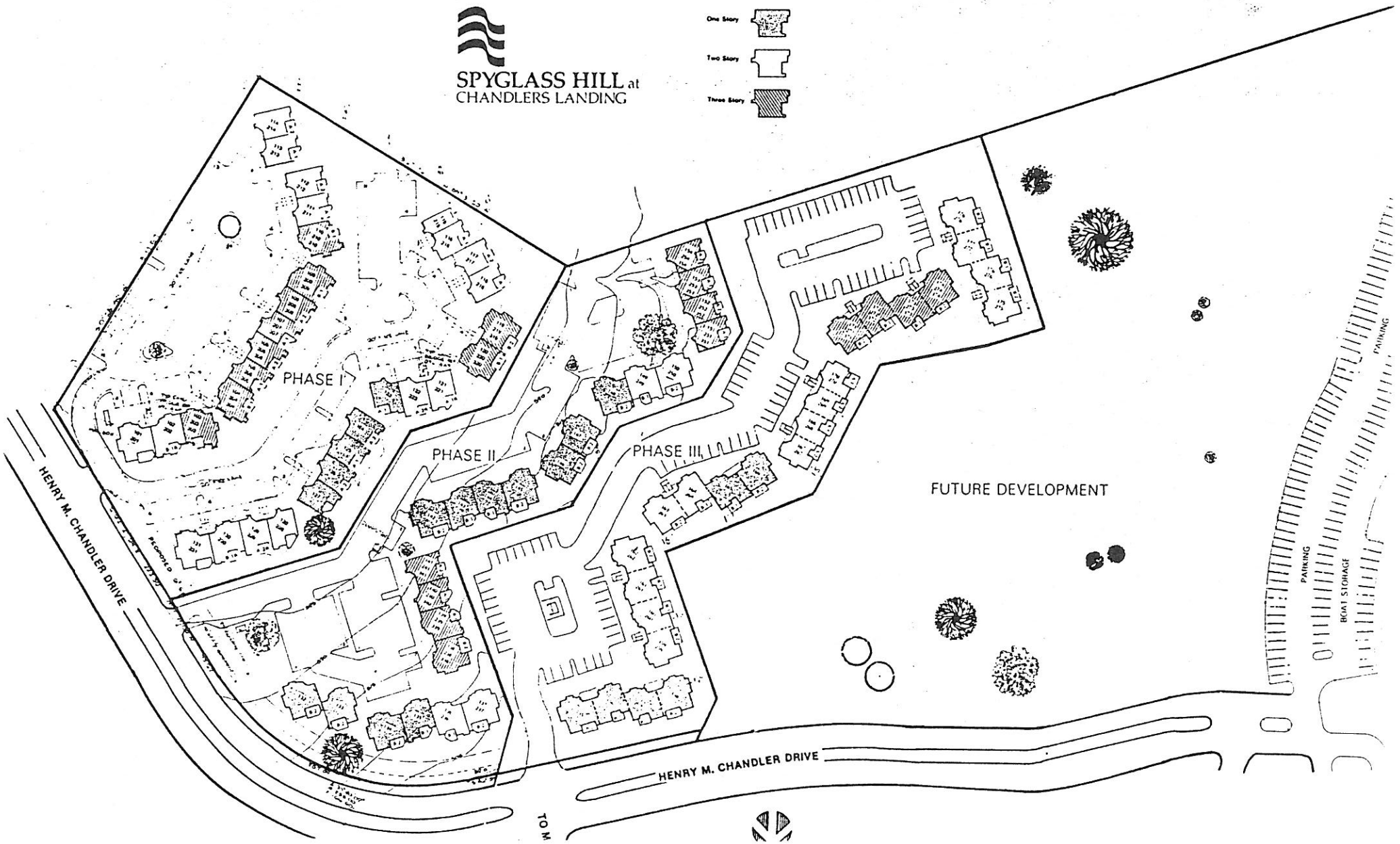
preliminary site plan for development, and the proposed area requirements. After reviewing your original preliminary site plan submission, I met with your representative, John Lindsay, and identified several issues that needed to be addressed. To date no additional information has been submitted for the Commission's consideration.

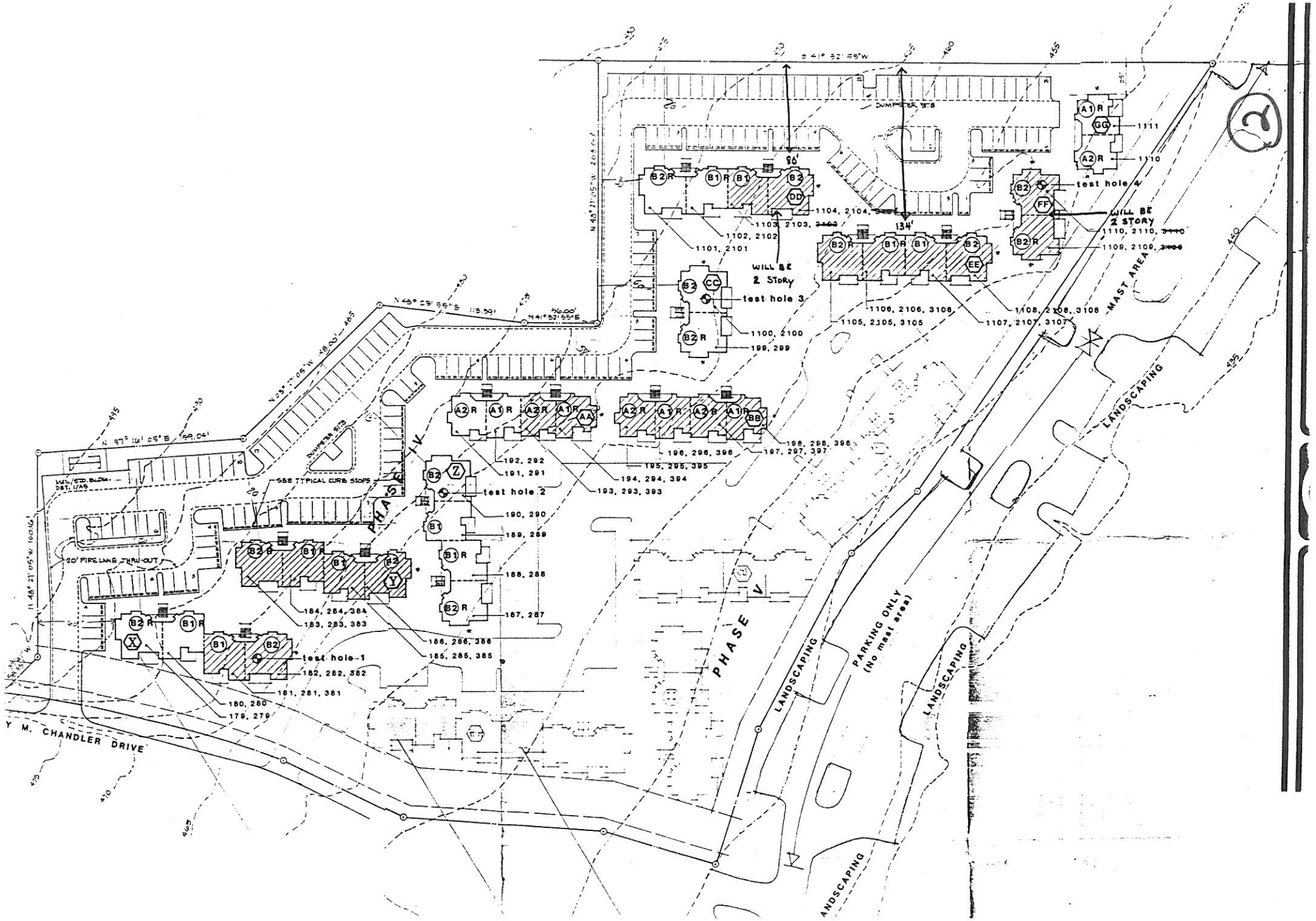
At this point there are several alternatives open to you. If you wish to finalize your submission for a zero lot line development under the current PD zoning the necessary information needs to be submitted to me no later than Friday, June 5 at 1:00 P.M. This will allow time for staff review of the information and inclusion of the information in the agenda packet for the Commission. If you wish to refile a request for a development under the Zero Lot Line Zoning District that conforms to the standard zero lot line classification area requirements a new application will need to be submitted and the existing application withdrawn. If you wish to proceed with your plans for zero lot line development under the PD zoning, but you are unable to finalize your plans at this time you could withdraw your current application and resubmit at a later date. You could request an additional extension, however, I think there would be some hesitation on the part of the Commission to grant an additional continuance.

If the Commission does not, at this time, consider your request for zero lot line use on this tract, they will proceed forward with their consideration of the maximum density under the current multifamily designation. As the land owner you may want to submit comments to the Commission in regard to this proposed change. If you need any additional information or would like to discuss this matter further please give me a call.

Sincerely,

Julie Couch
Assistant City Manager


SPYGLASS HILL at
CHANDLERS LANDING
One Story
Two Story
Three Story
PHASE I
PHASE II
PHASE III
FUTURE DEVELOPMENT
HENRY M. CHANDLER DRIVE
HENRY M. CHANDLER DRIVE
PARKING
BOAT STORAGE
PARKING
TO M


PHASE IV
PHASE V
test hole 1
test hole 2
test hole 3
test hole 4
WILL BE 2 STORY
WILL BE 2 STORY
MAST AREA
LANDSCAPING
LANDSCAPING
LANDSCAPING
PARKING ONLY (No mast area)
20' FIRE LANE THRU-OUT
SEE TYPICAL CURB STOPS
DUMPSTER SITE
DUMPSTER SITE
Y M. CHANDLER DRIVE
1100, 2100
1101, 2101
1102, 2102
1103, 2103, 2103
1104, 2104, 2104
1105, 2105, 3105
1106, 2106, 3106
1107, 2107, 3107
1108, 2108, 3108
1109, 2109, 3109
1110, 2110, 3110
1111
179, 279
180, 280
181, 281, 381
182, 282, 382
183, 283, 383
184, 284, 384
185, 285, 385
186, 286, 386
187, 287
188, 288
189, 289
190, 290
191, 291
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194, 294, 394
195, 295, 395
196, 296, 396
197, 297, 397
198, 298, 398
199, 299
96'
134'
12

CITY OF ROCKWALL

"THE NEW HORIZON"

September 18, 1992

Mr. Wayne Whitman
272 Henry Chandler Drive
Rockwall, Texas 75087

Dear Mr. Whitman:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a change in the preliminary plan for PD-8. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

Hilda Crangle

Hilda Crangle
City Secretary

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

MEMORANDUM
September 1, 1992

TO: Mayor and Councilmembers

FROM: Julie Couch, Assistant City Manager

RE: Land Use Change in PD-8 West of Spyglass Hill

History of the Request

Last spring during the PD review the Planning and Zoning Commission recommended to the City Council that hearings be initiated to consider reducing the maximum density on the 6.8 acre tract of land located between the last phase of Spyglass Hill and the marina parking area. This area was originally planned to be developed as the rest of Spyglass Hill generally at a density of 18 units per acre. Our current maximum density under MF-15, the only multifamily zoning district, is 14 units per acre. The Council agreed with the Commission and instructed them to initiate hearings. The hearing was advertised for the Commission meeting in April.

During this same time the property was under contract for sale from the RTC to Mr. Wayne Whitman. He indicated that he was planning to develop zero lot line not multifamily on the tract. He submitted a request for a change in land use under the PD for Zero Lot Line and a proposed set of area requirements. The area requirements proposed did not meet the zero lot line minimum requirements, which is permitted under PD if approved by the Commission and City Council.

Because Mr. Whitman was still in the process of purchasing the property and because he did not want to spend funds planning the site if he was not the purchaser he requested and received several continuances from the Commission. In August the Commission completed their review of the request and their recommendation is discussed in more detail below.

There is considerable interest in this request from both the residents of Spyglass Hill and from Windward Slope to the south in Heath due to the question of views. When Phase 4 of Spyglass Hill was approved in 1984-85 there were some concessions made to view with the design and height of the proposed buildings in Phase 4. The same questions were raised at the public hearing for this proposed development.

Elements and Issues of the Request

A. Change in Land Use

The current land use designation is for multifamily. The application from Mr. Whitman is for zero lot line single family uses.

B. Number of Lots

Mr. Whitman's original site plan contained a total of 44 lots. Under the current zoning a total of approximately 120 units could be constructed. The Commission had requested several changes in the site plan and the final version, a copy of which is attached for Council consideration, contains 36 lots.

C. Area Requirements

Originally, Mr. Whitman had requested approval of a set of area requirements that were not as restrictive as those in the zero lot line district. Attached is a copy of the current area requirements, those originally requested by the developer and those recommended for approval by the Commission. The current plan meets all of the minimum requirements of zero lot line district except for lots 29 and 35. These two lots meet all of the requirements except for lot depth. The Commission has recommended that those two lots be approved as submitted. The maximum height in the zero lot line district is 30 feet and that is what was requested by the developer.

D. Preliminary Plat and View

As indicated, the overriding issue in this request was that of view. The residents of Spyglass Hill and Windward Slope expressed concern of the loss of views if 30 foot houses were to be built. The Commission reviewed the buildings that had been proposed in Phase 4 of Spyglass Hill and compared the view impact with that development to the possible impact of the proposed development. It has been the developer's position that there is no way to develop the land and not impact view to a certain extent due to the topography of the land. The residents of Spyglass Hill have voiced a variety of positions expressing opposition to the project. The most recent request from Bryan Thurston, who owns one of the units above lots 16-18 and who was the architect for Spyglass Hill, requested that the Commission require that the lots meet the 12 foot rule required in the Chandlers deed restrictions.

The Commission had requested the developer to provide a plat that would identify the elevation of the streets and pads within the development as well as identify the floor elevations of the existing buildings. These elevations are shown on the attached plan. The implementation of the 12 foot rule, as interpreted by staff, would result in the lowering of the building pads on the majority of the uphill lots by 1-5 feet. Lots 16-18 would be more adversely affected by the change because the lots would have to be lowered from 10 to 14 feet in order to comply with the requirement. The Commission's recommendation would allow the developer to lower the height of the structures or lower the pad elevation to accomplish the height reduction.

Commission Recommendation

The Commission has recommended the following:

1. That the change in land use from multifamily to zero lot line be approved with the zero lot line development meeting the area requirements submitted by the

developer, except that all of the minimum requirements of the zero lot line district, other than as approved on the preliminary plat, be met. As indicated, a copy of the area requirements are attached.

2. That the preliminary plat be approved as submitted with the following conditions:

   a. That the height of the structures constructed on lots 16-27 not exceed the following elevations:

      Lots 24-27 not exceed an elevation of 508
      Lot 23 not exceed an elevation of 504
      Lot 22 not exceed an elevation of 498
      Lots 20-21 not exceed an elevation of 494
      Lots 16-18 not exceed an elevation of 485

   b. That no driveways shall be permitted on to Henry M. Chandler Drive.

Attached you will find copies of the response from the developer regarding the recommendation of the Commission and a letter from Bryan Thurston, a representative of the Spyglass Hill Assoc. The developer has some strong concerns about the effect of the Commission's recommendations regarding lots 16-18. You will also find a letter from the Chandler's Landing Community Assoc. requesting the Council to delay action on the request until after they have a chance to review the preliminary plat. They are scheduled to meet on Wednesday, September 9 to consider the issue. The public hearing has been advertised for Tuesday, but the Council could certainly continue the hearing or delay action if you want to receive additional input. It may be beneficial for the Council to be aware of the Community Association's position on whether the lots should be required to meet the 12 foot rule. Mr. Whitman has indicated that he is not opposed to delaying action on the request if the Council elects to do so.

The Commission's recommendation made no changes to the lot layout or pad elevations on those lots adjacent to the Windward Slope development. In reviewing the buildings that were proposed to be constructed in Phase 4 of Spyglass Hill, none of those structures would have had a view through the property. All of the structures in Windward Slope are one story buildings and are generally at grade with the lots in the proposed development.

CITY OF ROCKWALL

"THE NEW HORIZON"

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The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Too much development next to store line

2.

3.

Signature Don John

Address 7 Nob Hill
Greenville, TX 75401

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Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. No more condos
2. Less density
3. Traffic as it is now

Signature Dr. Ed & Mrs S P Newman

Address 13 Intrepid Circle

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

Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. There is to many unassigned homes & condos.
2. This will only deflat the property value
3.

Signature Shirley

Address 454 A-B Yacht Club Dr.
2316 Henry Chandler

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

Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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 houses Mr Schitman plans to build
2. will back up to and take the of the Condo's
3. in Phase III.

The purchasers were told according to the by-laws of Chandlers Landing we would always have a view of the Lake

Signature Rosemary Mullane

Address 6103 Volunteer Pl

367 Henry Chandler

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Their are ~~too~~ many homes already and
2. Would block the views of ~~the~~ Condos above.
3.

Signature Steve & Jean Lapallo

Address Condo #155

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduced Density
2. Less Traffic
3. Enhances real estate values.

Signature [signature]

Address 5564 - Canada Ct.
Rockwall, Texas 75087.

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. reduced traffic for Chandlers & FM740
2.
3.

Signature Elizabeth Hudmon

Address 436 E Yacht Club

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Julie Couch

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. WE HAVE MORE THAN ENOUGH MULTI-FAMILY UNITS IN CHANDLERS LANDING.
2.
3.

H. A. PLOCH

Signature H A Ploch

Address 222 SOVEREIGN CT.

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Jake Cof

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. more single family Housing, "good,"

2.

3.

Signature [illegible]

Address 405 YC

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

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Jake Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I see no neg. impact provided houses are of comparable value to those in the adjacent areas.
2.
3.

Carol K Pfeffer

Signature _____

Address _____

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

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Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Benjamin & Sheridan Franklin

Address 442D Yacht Club

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 9, 1992 at 7:00 P.M. at City Hall, 205 W. Rusk, Rockwall, Texas, to consider amending the preliminary plan for a portion of PD-8 to amend the area requirements, maximum density and approved land uses on a 6.88 acre tract of land located between the Spyglass Hill development and Lake Ray Hubbard adjacent to Henry M. Chandler Drive. Attached is a legal description and location map of said property.

The current approved land use for this tract of land is multifamily. The Planning and Zoning Commission will consider a reduction in the approved density for multifamily applicable to this tract of land, and they will consider a change in the approved land uses to include zero lot line single family development. Any recommendation developed by the Planning and Zoning Commission will be submitted to the Rockwall City Council for public hearing and final action.

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

Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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 Mark W. Roberts

Address P.O. Box 1116
Addison, TX 75001

CITY OF ROCKWALL

"THE NEW HORIZON"

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

Jaden Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Better use of land

2.

3.

Signature Paul Knebb

Address 5710 Southern Cross
Rockwall

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Jaden Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. In favor AS LONG AS Rob Whittle IS NOT the Developer
2. Am opposed IF Rob Whittle is the Developer
3.

Signature Robert D. Runnels, Jr.

Address 5808 Yacht Club Drive
Rockwall, Texas 75087

CITY OF ROCKWALL

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I am a Builder And think that Single family is Better
2. Multi family Brings down Income people To
3. Town we Don't Need any more

Multi family Tends To get Run down faster

Signature [signature]

Address 5614 Cambria

CITY OF ROCKWALL

"THE NEW HORIZON"

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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 [signature]

Address 548 Yacht Club Dr

CITY OF ROCKWALL

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

Jake Cof

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. LOWER DENSITY = STABILITY
2. STABILITY = HIGHER LONG TERM PROPERTY RESIDENTIAL VALUE
3. HIGER VALUE = HIGHER TAX REVENUE - BETTER SERVICES.

Signature [signature]

Address 13355 NOEL RD. #1340
DALLAS TX 75240

CITY OF ROCKWALL

"THE NEW HORIZON"

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

Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Prefer the "least dense" zoning possible
2. Would prefer maximum 4 unit per acre
3. Above desired to limit traffic on Henry Chandler Drive.

(Also: Maximum Roof line height 20'.

Signature R. C. Hamilton

Address 6101 Volunteer Place
Rockwall, Tx 75087

CITY OF ROCKWALL

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

Jane Cox
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. I FEEL IT WILL RAISE THE VALUE OF THE LAND WITH ZERO LOT LINE HOMES OR JUST SINGLE FAMILY HOMES.
2. APARTMENTS AND CONDOS IN THIS AREA HAVENT BEEN TAKEN CARE OF, THUS REDUCING PROPERTY VALUES ALL
3. AROUND.

SHOULD INCREASE THE VALUE OF SURROUNDING HOMES.

Signature R W Wells

Address #18 INTREPID CIR.
ROCKWALL, TX. 75087

CITY OF ROCKWALL

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. We have too many multiples in Chandlers now.
2. This is desirable property for single families
3. We own 271 & 339 H Chandler Drive.

Signature Kenneth J Mast

Address 5554 Canada Court.

CITY OF ROCKWALL

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

Dale Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Will keep population density more in line with environment.
2. Keep traffic on 549 at a manageable level.
3. Reduce environmental and city services impact

Signature [signature]

Address 6 Livingston Cir.

CITY OF ROCKWALL

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1.

2.

3.

Signature Ken Baker (Ken BAKER)

Address 456C Yacht Club DR
Rockwall, TX

CITY OF ROCKWALL

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Julie Couch
City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Single family housing enhances the community —
2.
3.

Signature Mary Ellen Williams

Address 212 Sevenings Dr

CITY OF ROCKWALL

"THE NEW HORIZON"

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

Jane Cox

City Secretary

Case No. PZ 92-8-Z/PP

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

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

1. Reduce traffic on Henry Chandler Dr. vs Higher Density.
2. Zero lot line is in demand & will sell vs lease.
3.

Signature R.K. Bevan

Address 6003 Volentee

Case No. PZ 92-8-Z/PP

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

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

1. Encourage family-owned homes → pride in/support of City.
2. Avoid "absent landlord" problems.
3. Less density provides healthier environment.

Signature Mary A. Kerk

Address 216, Sovereign Court
(Chandlers Landing)
Rockwall, TX 75087

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

Case No. PZ 92-8-Z/PP

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

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

1. WOULD GIVE A CHANCE TO EXISTING OWNERS NOT TO
2. ~~LOSE~~ VALUE OF THEIR PROPERTY BY VIEW OBSTRUCTION
3.

Signature J. LEVI

Address 5604 CANADA CT

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

Case No. PZ 92-8-Z/PP

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 5903 RANGER DR

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

Case No. PZ 92-8-Z/PP

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

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

1. MULTI FAMILY WILL LEAD TO EXCESS LOCAL TRAFFIC SINGLE FAMILY ALLEVIATES AN INCREASING PROBLEM.
2. HIGH POPULATION DENSITY LEADS TO SOCIAL PROBLEMS, CRIME, INTERPERSONAL CONFLICT, ETC
3. IN THE LONG RUN MULTIFAMILY LEADS TO DEPRECIATION OF PROPETY VALUES, THIS HAS OCCURRED IN SOME AREAS OF PLANO. ROCKWALL CANNOT AFFORD THIS,

Signature K. John Cumm

Address 122, SCEPTRE DRIVE
ROCKWALL TX 75087

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

Case No. PZ 92-8-Z/PP

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

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

1. It will improve the value of the property and the community
2.
3.

Signature Carol E Barnett

Address Carol E. Barnett
Rt. 1, Box 174
Comanche, TX 76442

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

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
SUITE 3300
DALLAS, TEXAS 75202-3714
TELEPHONE: (214) 939-4400
D/FW METRO: 263-1186
TELEFAX: (214) 760-7332

AUSTIN OFFICE
919 CONGRESS AVENUE, SUITE 1060
AUSTIN, TEXAS 78701
TELEPHONE: (512) 476-3133
TELEFAX: (512) 476 4640

MONTERREY, MEXICO CORRESPONDENT
QUINTERO Y QUINTERO
ABOGADOS
MARTIN DE ZAVALA 840-3 SUR ESQUINA CON HIDALGO
TELS. 44-07-74 • 44-07-80 • 44-06-56 • 44-06-28 FAX (83) 40-24-54
MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 16, 1992

Alma Williams
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Ms. Williams:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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A PROFESSIONAL CORPORATION

901 MAIN STREET
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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Jim Flinchum
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Flinchum:

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Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Jack Pappa
Member, Rockwall City Council
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Pappa:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

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Very truly yours,

Stephen L. Solomon

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cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

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MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

David Elkins
Mayor Pro Tem
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mr. Elkins:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

The Vellengas greatly appreciate your time spent considering their concerns. I would warmly welcome you to call me at the above-listed direct dial number to ask any questions which may arise. As the Vellengas son-in-law, I desire to protect the Vellengas' home. I hope you will assist me in this endeavor. I am,

Very truly yours,

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
SUITE 3300
DALLAS, TEXAS 75202-3714
TELEPHONE: (214) 939-4400
D/FW METRO: 263-1186
TELEFAX: (214) 760-7332

AUSTIN OFFICE
919 CONGRESS AVENUE, SUITE 1060
AUSTIN, TEXAS 78701
TELEPHONE: (512) 476-3133
TELEFAX: (512) 476-4640

MONTERREY, MEXICO CORRESPONDENT
QUINTERO Y QUINTERO
ABOGADOS
MARTIN DE ZAVALA 840-3 SUR ESQUINA CON HIDALGO
TELS. 44-07-74 * 44-07-80 * 44-06-56 * 44-06-28 FAX (83) 40-34-54
MONTERREY, N. L. C.P. 64000

STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Ms. Couch:

Please find enclosed the letters to the City Council members that I discussed with you earlier today. Please include each individualized letter in the appropriate packets. I greatly appreciate your assistance in this concern. I am,

Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl
Encs.

GODWIN & CARLTON
ATTORNEYS AND COUNSELORS
A PROFESSIONAL CORPORATION

901 MAIN STREET
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STEPHEN L. SOLOMON
DIRECT DIAL
(214) 939-4483

September 15, 1992

Frank Miller
Mayor
City of Rockwall
205 W. Rusk Street
Rockwall, Texas 75087

Re: Protecting the View of Spyglass Hill III
Condominium Unit 167 at Chandler's Landing

Dear Mayor:

I am writing on behalf of Joseph and Lori Vellenga. Mr. and Mrs. Vellenga purchased condominium number 167 at Phase III of Spyglass Hill at Chandler's Landing in June, 1992. Currently the Vellengas have an unobstructed view and can see all of the beauty of Lake Ray Hubbard. Certainly a good part of their decision to purchase their particular unit was due to the fact that it had such a tremendous and beautiful view. When the Vellengas purchased their condominium they were not informed of the development changes that were being considered for the land directly below their condominium unit. They are not opposed to reasonable development of the land, but do object to major obstruction of their view.

I am writing each City Council member, so that you may know the importance of this issue to the Vellengas. Particularly, the Vellengas would greatly appreciate your consideration of their view. At a minimum, the Vellengas would request that you adopt the most protective recommendations of the Rockwall Planning and Zoning Committee or the Chandler's Landing Environmental Committee. The Vellengas respectfully request that the minimum 20 foot rule for rear yards and the 12 foot roof-line rule be enforced.

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Very truly yours,

Stephen L. Solomon

Stephen L. Solomon

SLS/sl

cc: Joseph and Lori Vellenga

Bill Eisen
Rockwall City Manager
205 W. Rusk Street
Rockwall, Texas 75087

Gary Josephson
Chandler's Landing Community Association
P.O. Box 638
Rockwall, Texas 75087

bcc: Julie Couch
assistant City Manager

Chandlers Landing Community Association

NEW MAILING ADDRESS:
P.O. BOX 638
ROCKWALL, TX 75087-0638

501 Yacht Club Drive South
Rockwall, Texas 75087
(214) 771-1593

September 10, 1992

Julie Couch, Assistant City Manager
City of Rockwall
205 West Rusk Street
Rockwall, Tx 75087

Re: Marina Village Development
Environmental Committee Resolution

Dear Ms. Couch,

The Environmental Committee met on Wednesday, September 9, 1992 to discuss the development proposed by Wayne Whitman.

In consideration of the various Chandlers Landing Community Association restrictions, as well as the recommendations presented by the Planning and Zoning Commission, the Environmental Committee has resolved the following:

A. That the grade elevations and setbacks as submitted on the plat dated August 10, 1992 and recently revised September 2, 1992, be approved, except to the extent that items B - E add to or modify.

B. That the 12 foot elevation rule does not apply to lots 1-15.

C. That the 12 foot elevation rule applies to lots 16-27.

D. That the 12 foot elevation rule does not apply to lots 28-36.

E. Lot 23 building elevation not to exceed 508 feet.

We feel this resolution materially conforms to the recommendations approved by the Planning and Zoning Commission. It is our hope that the City Council incorporates this resolution into the final approval of this plat and zoning change.

Please call me should you have any questions.

Sincerely,

Gary E. Josephson
General Manager

GEJ/br

cc: Wayne Whitman
Rosemary Mullane, Spyglass I & III
Cari Ray, Spyglass II
CLCA Environmental Committee Members

September 4, 1992

Dr. Frank Miller
220 Alta Vista
Rockwall, Texas 75087

Dear Dr. Miller:

John Bullock of Rockwall is a personal friend of mine and he suggested that I write you this letter. John said you were open minded and would listen to everyone.

I own the condominium at 259 Henry Chandler Dr. and I'm writing to you in behalf of all owners at Spyglass Hill phase III. On Tuesday, Sept. 8, the City Counsel of Rockwall will vote on a proposal brought about by Mr. Wayne Whitman. Mr. Whitman wants to build zero lot line homes on the land in front of phase III. The zoning and planning committee approved the re-zoning just recently.

We homeowners are not against Mr. Whitman building zero lot line homes. All we ask is that our view not be blocked! If Mr. Whitman's plans are approved as they are now, our views will be blocked.

When Spyglass Hill phase II was built, the views in Phase I were protected. When Spyglass Hill phase III was built, the views in Phase II were protected. Now we need to protect the views in Phase III.

I purchased my condominium in January, 1985, and I had to paid a higher price for my unit because of the view. Other units exactly like mine but not the same view, sold for less. Now 7 years later, my condominium is worth one-half the price I paid, because of the economy. If Mr. Whitman is allowed to block my view, I'm afraid to think what my condominium would be worth? The same is true of all homeowners with a view in Phase III.

Please, please, please require Mr. Whitman to excavate and start the building lower so as not to block anyone's view of our beautiful Lake Ray Hubbard.

Thank you so much for your consideration.

Most sincerely,

Dolores Volkman

Dolores Volkman
259 Henry Chandler Dr.
Rockwall, Texas 75087

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

September 1, 1992

To the Members of the
City Council
City of Rockwall

RE: Spyglass Phase 4, Chandlers Landing

Dear Council Members:

We understand that at your regularly scheduled meeting on Tuesday, September 8, 1992, you will consider the petition by Mr. Wayne Whitman to amend Planned Unit Development No. 8. Mr. Whitman intends to change the use of the property from a condominium development known as the 4th phase of Spyglass to a proposed zero lot line community with approximately 36 lots.

My firm did the architectural work for the Spyglass condominiums, and I am the Owner of a home in Phase 3. As you know Spyglass has three phases, Phase 1 (67 homes), 2 (43 homes), and 3 (46 homes) which were developed from 1982-84 and total 156 homes. The project started at the top of the hill at the entrance to Chandlers and the succeeding phases worked their way down.

The principal amenity for this project as well as much of Chandlers Landing is the lovely view of Lake Ray Hubbard and the Dallas skyline. My architectural firm laid out each home so that some view corridor was available to the uphill property. This was done by spacing and at substantial expense by cutting the grade and using retaining walls for support.

I am writing this letter on behalf of myself, the other 45 homeowners at Spyglass Phase 3 and the home owners in Heath whose homes would also abut Mr. Whitman's proposed development. The concern uppermost in everyone's mind is their view of the lake which if lost would destroy their property values.

We are vitally concerned by Mr. Whitman's development which as presently conceived materially obscures our views. The problem is that the buildings at Spyglass Phase 3 are very close to the property line, some 20 feet, as it was intended that the Spyglass Phase 4 would have a parking lot next to the property line at a lower elevation and that the next set of buildings would be some

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

50 feet back. The plat of Phase 4 was designed to allow view corridors for all units and was so approved in November, 1983 by the Rockwall City Council after heated discussion at that time about this very same issue. The Council insisted at that time that the developer of Spyglass Phase 4 not only allow view corridors for Spyglass Phase 3 (which he had always intended) but also view corridors for the homes in Heath. As a result buildings were moved and the height of buildings reduced before the plan was then approved.

Mr. Whitman's plan calls for a row of zero lot line lots to be right against our property line with only a 10 foot building set back. These small lots when developed with 30 foot high homes will have homes closely in front of the Spyglass buildings and will obscure the views of virtually all first and second floor homes there. See the enclosed cut sections showing what could happen if his plan is accepted as he proposes.

We are not in principal opposed to Mr. Whitman's plan, but we do need to protect our views. The requested zoning change is in a PUD zone which affords the flexibility to make the developer of a piece of property work with existing property owners for mutual benefit. We are asking the Council to give consideration to our views in the spacing of these lots and the building heights just as you did back when Spyglass 4 was approved.

We have been in attendance in great numbers at all of the meetings of the Rockwall Planning and Zoning Commission concerning this matter, and the Commission has expressed concern for protecting our views. Neil Welborn mentioned that she felt condominiums shouldn't be treated any different to single family homes. As you probably recall the City Council protected the views in Harbor Landing (directly across Henry M. Chandler Dr.) by passing an ordinance to enforce the twelve foot rule. We have also consulted with the environmental committee for Chandlers Landing and have been advised that they have requirements pertaining to the development of homes on these lots which affords us protection. These are:

1. a requirement that any building be 20 feet from the rear building line.

2. a requirement that homes on down hill property be limited to a 12 foot roof line from the finished floor of the uphill home.

I enclose copies of the relevant sections of the restrictions at Chandlers Landing along with a drawing showing how this would work to protect the views form the second story on up.

After many meetings it was the recommendation of the Planning and Zoning Commission on August 27th by a vote of 6 to 1 in favor to recommend Mr. Whitman's proposed zero lot line plan provided (1) that he complied with the zero lot line ordinance as far as lot width and (2) provided that any buildings constructed on the downhill lots be limited to a 12 foot roof line from the finished floor of the uphill home.

We support the Planning and Zoning Commission in their recommendation and ask that the City Council so concur.

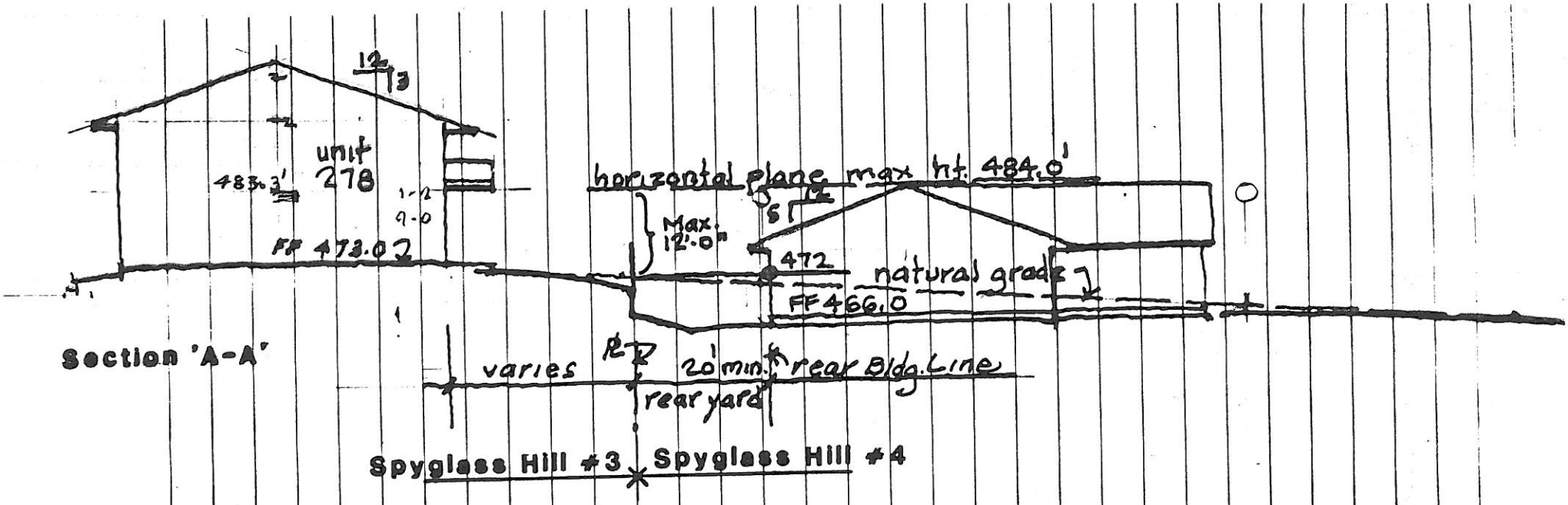
We further ask the Council to require that any building be 20 feet from the rear building line on the uphill lots and that consideration be given to Mr. Whitman's site plan to assure that the first floor units in Spyglass 3 have some view corridor.

If all of these concerns could be addressed we would support Mr. Whitman's proposal wholeheartedly.

As you know Chandlers Landing is a beautifully planned community of which Spyglass is an integral part. The owners love Spyglass because of the open space and the view of the lake. Please help us to preserve the amenity and protect the values of our homes which will be adversely affected if the view is obliterated.

Sincerely,

W. Bryan Thruston, A.I.A.
on behalf of all concerned property owners in Spyglass Phase 3



Section 'A-A'

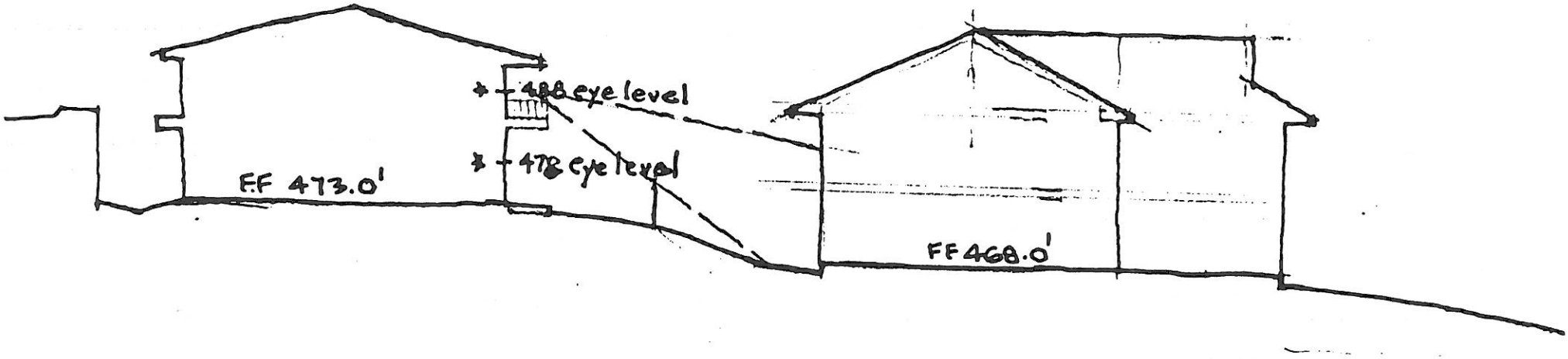
Section 4.03 Architectural Principles and Standards

3. Roof Design. The roof profile should be one characterized by the simplicity of the rolling plains of the area. It should be low profile but not achieving a flat surface.

(a) Height. The vista of each lot is of great importance. On the downhill side of every lot, every reasonable effort will be made to preserve an unobstructed view for any observer whose eye-level is twelve (12) feet or more above the ground. Accordingly, each structure shall be built no higher than the horizontal plane established by measuring twelve (12) feet above the natural elevation at the nearest neighboring front or rear yard line on the uphill side. In no case, however, shall the finish roof of a structure exceed thirty (30) feet in height as measured from the point checked to the original grade of the Lot at that point.

Section 4.02 Site and Landscape Principles and Standards

Rear Yard. The minimum depth of the Rear Yard shall be twenty (20) feet.



AS PROPOSED

NEW MAILING ADDRESS:
P.O. BOX 638
ROCKWALL, TX 75087-0638

501 Yacht Club Drive South
Rockwall, Texas 75087
(214) 771-1593

Chandlers Landing Community Association

August 27, 1992

Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Tx 75087

Re: Chandlers Landing Community Association

Dear Ms. Couch,

This letter is to advise you that we are in discussion with Mr. Wayne Whitman of McCormick Group regarding his intentions to develop the land adjacent to Spyglass Hill Condominiums, formerly Spyglass Hill phases 4 & 5.

We are set to meet with Mr. Whitman on Wednesday, September 9, 1992 and therefore request on his behalf, that the City Council postpone their vote on the proposed rezoning, until after we meet. Mr. Whitman will then be briefed on the building restrictions the Community Association will impose on his proposed development.

Please call should you have any questions.

Sincerely,

Gary E. Josephson

Gary E. Josephson
General Manager

GEJ/br

June 8, 1992

Planning and Zoning Commission
205 W. Rusk
Rockwall, Texas 75087
Attn: Julia Couch:

Dear Commission:

I attended your worksession on May 28th and my consensus is you are going along with the McCormick Group for lower density. I am also for lower density if it can give the ones who live in Spyglass Hill Phase III a view of the lake. But it will have to be much lower than Mr. Whitman wants.

His plans show the houses backing up to the condominiums and the houses so close together that no one will have even a little view of the lake.

Everyone in the Spyglass Hill Condominiums was promised "some view of the Lake" when they purchased their unit. Please reconsider and make Mr. Whitman do what is best for the community.

Sincerely,

Rosemary Mullane

Rosemary Mullane
6103 Volunteer Place
Rockwall, Texas 75087

CITY of HEATH
200 Laurence Dr. Heath, TX 75087
Phone (214) 771-6228

June 8, 1992

The Honorable Frank Miller
Mayor, City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Dear Mayor Miller:

It has come to my attention that the City of Rockwall Planning and Zoning Commission is considering re-zoning a tract of land consisting of approximately 6.9 acres and located below the Spyglass Hill Condos and adjoining Heath's Windward Slope Addition.

According to my information, the old plan being Phase 4 of Spy-glass Hill was to be built 4 feet below grade with structures 80-134 feet from the Windward Slope property line. The property owners in Windward Slope would at least have a slice of the pie view under this arrangement.

The new plan as I understand it is to build garden homes, 2 or 3 stories and only 30 feet from Windward Slope property line. In addition there would be only 10 feet spacing between units. This in effect would create a wall between Windward Slope and the lake, virtually eliminating any view.

I am attaching a petition signed by property owners in the Windward Slope Addition requesting our help in this matter.

Our cities have always worked well together in the past and I would appreciate your consideration in leaving the zoning as it previously was for this tract, or at least working toward a solution that would not completely block our citizens view.

Thank you in advance for your consideration.

Very truly yours,

Charles A. Pratt

Charles A. Pratt, Mayor
City of Heath

Encl.

PETITION

We, the undersigned are in opposition to the zoning change proposed by Mr. Wayne Whitman for the area currently referred to as the fourth and fifth phases of the Spyglass Hill development (PD8). His proposed change to single family zero lot line homes is opposed due to the negative impact of property values of the homeowners of the Windward Slope subdivision caused by the following:

1. The virtual elimination of current lakeviews as well as the lakeviews formerly planned in 1984.

2. Proposed height as high as thirty feet for zero lot line homes.

3. Lot size less than the City of Rockwall minimums.

4. No attempt to protect uphill views by grade changes.

5. Proposed garden homes within twenty feet of our property lines.

6. Insufficient off-street parking.

At first glance the proposed change appears to be desirable - zero lot lines are less dense than multi-family. However, the 1984 planned development (which received much community input from Windward Slope residents) provided buffers of eighty to one hundred thirty feet from our residential property lines and were planned with some below grade construction. The current proposal would in effect build thirty foot brick walls the entire length of our property lines.

The argument that changing the zoning would increase the city of Rockwall's tax base is not valid due to the devaluation of the surrounding property values in the cities of Rockwall and Heath.

Rezoning to zero lot line will reflect a lack of responsible planning. Lack of continuity with the existing zoning will produce patchwork planning. With $350,000 homes being planned within two blocks of this area, another defunct garden home development is not what Rockwall needs.

NAME	ADDRESS	TELEPHONE NUMBER
Mr. & Mrs Carl H. Smith	13 Lakeway Drive	771-1148
Dr. & Mrs. Richard T Hunter	14 Lakeway	771-0408
Mr & Mrs. Ray F Gaddis	16 Lakeway Dr	771-1471
Mr. & Mrs. J. Brian Moyer	29 LAKEWAY DR.	771-2205
Mr. & Mrs. Billy Russell	30 Lakeway Dr.	771-4863
Mr. & Mrs. John A. Pratto	31 Lakeway Dr.	771-6461
Philip Rhein	11 Lakeway Drive	771-6301
Shirley Smith	11 Lakeway Dr.	771-6301
Dr Karl and Mr. Stephen André	16 Lakeway	771-1546
Vicki Pritchard	25 Lakeway	771-6967
Gary W Pritchard	25 LAKEWAY	771-6967
[illegible]	12 Lakeway	771-4822
Mabelle Hall	12 Lakeway	771-4822
Mr & Mrs. P.W. Thacker	34 Lakeway	771-0053
Pamela Dendy	22 Lakeway	771-9166
Doug Dendy	"	"
J. Foster	21 Lakeway Dr.	771-8574
Dorothy Foster	21 Lakeway Dr.	771-8574
Dennis Hinckley	20 Lakeway	771-0281
Dennis H	20 Lakeway Dr.	771-0281
Mr & Mrs Patrick Montgomery	18 Lakeway Dr	771-8658

JESUIT

May 11, 1992

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Dear Ms. Couch

As owners of units #103 and #275 in Phase 3 of Spyglass Hill we have been made aware of the rezoning request for phases four and five in Spyglass Hill. We purchased our units because of the restrictions the City of Rockwall required regarding views, lot sizes, building heights, and green space and buffer areas. Because of those restrictions, even in terrible economic times, Spyglass Hill has remained a very desirable location.

Please continue to exhibit the good long term planning common sense you set forth in the original zoning restrictions. Sincerely,

David Berend

JESUIT College Preparatory School • 12345 Inwood Road • Dallas, Texas 75244 • (214) 387-8707

FREDERICK A. CHAPMAN
8590 SUNSET DRIVE
ORLEANS, MICHIGAN 48865

May 11, 1992

Ms. Julie Couch, Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

Dear Ms. Couch:

As the owner of a condo at 166 Henry M. Chandler Drive in Chandler Landing, I would like to go on record as being opposed to the proposal of Mr. Wayne Whitman before the planning and zoning commission because it would dramatically change the character of Spyglass Hill.

Just as Mr. Whitman wants to utilize his site, many of us purchased our property in Spyglass because of the attractiveness of the community as well as the picturesque view of Lake Ray Hubbard. If proper zoning is doing its job, we property owners should have an expectation that the character and general environment of the area will not be drastically changed.

Approval of the pending plan would not only block our view of the lake, but would essentially lower our property values. This in turn could possibly lower the assessment values.

Just as the City of Rockwall required the original developers of Spyglass phases 1-3 adhere to a revised site plan, it would seem reasonable that Mr. Whitman's proposal meet the same type of site standards. Only a developer benefits from lots that are below the City of Rockwall's minimums -- the property owners end up on the short end of the stick.

Having served on various planning and zoning commissions in different parts of the country, I have yet to see where a community has ever benefitted by letting a project be developed below the zoning standards. You have a reasonably good code now, and Rockwall has developed into a desirable community that attracts upgraded residential housing. Please don't change that pattern now.

Sincerely,

Frederick A. Chapman

cc: Rosemary Mullane

7147 Bucknell Drive
Dallas, Texas 75214
May 6, 1992

Ms. Nell Welborn,
Chairperson Planning & Zoning Commission
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

RE: Zoning Change Proposal
Henry M. Chandler Drive

Dear Ms. Welborn,

This concerns the zoning change application for the property adjoining Spyglass Hill Condominiums on Henry M. Chandler Drive. This matter came before the Commission on April 9, with a continuance scheduled for May 14, 1992. I am writing to express my views as I may not be able to attend the May 14 hearings.

My wife and I own one ground floor unit (#159) in Phase 3 of Spyglass hill. We purchased the property in 1984 and lived in it several years before starting our family. Because of the need for more space, we moved to a house back in Dallas. However, because of the drastic decline in condominium pricing, we were not and still are not, able to sell without a substantial loss which is beyond our means to absorb.

With the beautiful setting and unparalleled view of the lake, we have been able to lease the property continuously at a rental rate that currently covers most of the condo costs. We feel that this property will regain its original value and allow us to either sell it or retain it for personal use.

That is now threatened from a planned development by Mr. Wayne Whitman, who apparently has purchased the land between the lake and Spyglass Hill. As you know, Mr. Whitman plans to construct zero lot line homes, and is proposing heights up to 30 feet. This will, in effect, obliterate the view from my unit as well as most others and those of adjacent single-family homeowners.

I purchased my condo with the understanding that any

projects in front would be restricted to heights or positioning to preserve most of the lake view as required by Chandlers Community Association by-laws.

To give further background to this situation, Mr. Whitman currently owns a unit in Spyglass Hill, Phase III, which he purchased two or three years ago. Mr. Whitman apparently has experienced the harmonic convergence while sitting on his patio enjoying the view, and stated that he felt someone sooner or later will purchase the property in front of him and destroy his view. So he has decided to purchase the property himself, construct a large zero lot line home to live in, then construct other homes to finance and profit from the purchase of the property.

To do this, he will have to build the homes in a dense pattern, and ensure that all his units have lake views to enhance their value. This he hopes to do at the cost of destroying views and values of other properties while preserving the best view for his personal home.

I appeal to your and the commissioners' communitarian sense to restrict this project to a lower density and lower heights, along with a 100-foot buffer between the Spyglass Hill property line and the new project as well as requiring the units to be excavated below grade to preserve the views of those behind the project.

If Mr. Whitman is allowed to construct the project as originally planned, I feel that I and other original condo owners will probably never see a return to original value and can kiss our units good bye and that the single family homes will also see significant drops in their property values. This all adds up to foreclosures, which the City of Rockwall does not need.

Best regards,

Ronald G. Bumford

Ronald G. Bumford
Secretary, Spyglass Hill
Homeowners Association, Phase III

CC: Mr. Brad Buttermore
Chandlers Landing Environmental Committee

cc Planning & Zoning Commissioners

cc Ms. Julie Couch, Asst. City Manager

7147 Bucknell Drive
Dallas, Texas 75214
May 6, 1992

Ms. Nell Welborn,
Chairperson Planning & Zoning Commission
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

RE: Zoning Change Proposal
Henry M. Chandler Drive

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That is now threatened from a planned development by Mr. Wayne Whitman, who apparently has purchased the land between the lake and Spyglass Hill. As you know, Mr. Whitman plans to construct zero lot line homes, and is proposing heights up to 30 feet. This will, in effect, obliterate the view from my unit as well as most others and those of adjacent single-family homeowners.

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To do this, he will have to build the homes in a dense pattern, and ensure that all his units have lake views to enhance their value. This he hopes to do at the cost of destroying views and values of other properties while preserving the best view for his personal home.

I appeal to your and the commissioners' communitarian sense to restrict this project to a lower density and lower heights, along with a 100-foot buffer between the Spyglass Hill property line and the new project as well as requiring the units to be excavated below grade to preserve the views of those behind the project.

If Mr. Whitman is allowed to construct the project as originally planned, I feel that I and other original condo owners will probably never see a return to original value and can kiss our units good bye and that the single family homes will also see significant drops in their property values. This all adds up to foreclosures, which the City of Rockwall does not need.

Best regards,

Ronald G. Bumford

Ronald G. Bumford
Secretary, Spyglass Hill
Homeowners Association, Phase III

CC: Mr. Brad Buttermore
Chandlers Landing Environmental Committee

cc: Planning and Zoning Commissioners

ACC DEVELOPMENT CORPORATION

April 17, 1992

Ms. Julie Couch, Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Dear Ms. Couch:

It has come to our attention that Mr. Wayne Whitman is planning to purchase the fourth and fifth phases of the Spyglass Hill development and has brought a rezoning request before the planning and zoning commission. He seeks to rezone the property to a zero lot line use with building heights as high as 30 feet. The matter came before the commission on April 9, 1992 at which time I spoke for our company along with other neighboring property owners about our concerns with the requested change. The planning and zoning commission put the matter out for further study and rescheduled the hearing for May 14, 1992.

As I indicated at the April 9th meeting, my company was the developer of the three existing phases of the Spyglass Hill Condominiums done in the 1981-5 period, and a related company is still the owner of 14 units in Phase 3. Spyglass was designed by our local architect Jerry Stewart with the view of Lake Ray Hubbard being an uppermost consideration. He was given the mandate by our company to insure that every one of the units built would have some view amenity.

Phase 1 consisted of 67 units, phase 2 of 43 units and phase 3 of 46 units. All units were built with the view in mind and presently enjoy such views. Our property owners were informed that this was our design intention and that if we built Phase 4, on which we had an option to purchase the land, our criteria would be to protect the views of Phase 3 as well as giving each unit in Phase 4 a view. When the matter came up for hearing before the City of Rockwall planning and zoning commission in 1984, we had then many of the owners to our south in the adjoining Windward Slopes development also raise their concerns about their views, and the City of Rockwall made us redesign our site plan to move our buildings back some 80 to 130 feet from their property lines to protect their views, which we did.

Some of these same owners in Windward Slopes also attended the meeting on April 9th and expressed the same concerns with the new proposal. We have been informed as well that this property is subject to the planning jurisdiction of Chandlers Landing and that any plans will have to be submitted and approved there. So I am taking the liberty of sending a copy of this letter to that committee as Mr. Buttermore attended the April 9th hearing.

2807 EAST GROVE LANE HOUSTON, TEXAS 77027 713/961-4400

As you know, we had an economic recession in the condominium business by 1985-6 which made it impossible for us to develop Phases 4 and 5 of Spyglass. Subsequently the lender to the Frates Company, which owned the land, foreclosed that land and then, in turn, went bankrupt. That lender was taken over by the RTC which is now selling the land to the petitioner.

I am a developer who is for responsible growth and am not opposed to a zoning change on this property. But I do want a site plan that protects the views of adjoining property owners and thereby the values of their homes. People come to Rockwall, in my opinion, because it offers a serene and peaceful environment with a picturesque view of Lake Ray Hubbard. Destroying this view where it exists not only hurts property values but destroys the incentive that brings people to this wonderful community in the first place.

On the surface the petitioner's request appears to be desirable. Zero lot lines are less dense than multi-family. In reality, however, the proposal made is less favorable than the existing plat. No grade change is proposed to protect uphill views, the lot sizes are less than the City of Rockwall minimums, and the buildings, because of the tightness of the site plan, are proposed to be 2 to 3 stories in height. Whereas we had parking lots to act as buffers from existing buildings, their plan could have building lines within 15 feet of our property lines.

The danger, of course, is that these buildings will obscure the view of our units and those of the other adjoining property by being so close and so high to our units. At the meeting we requested an opportunity to see before the next meeting the new site plan and proposed building locations so that we could be better able to state our views on the specific request. I would request that such site plan be furnished to us prior to the meeting if at all possible and that the City of Rockwall planning department address that concern when the plan is reviewed.

It only seems fair that the petitioners meet the same standards we were required to meet in 1984-5 when we platted this very same property. It makes not only good planning but good sense.

Sincerely,

Charles G. Nickson,
President
cc.
Mr. Brad Buttermore
Chandlers Landing Environmental Committee
501 Yacht Club Drive
Rockwall, Texas 75087

STB ARCHITECTS AND PLANNERS, INC.
7023 GREENVILLE AVENUE • DALLAS, TEXAS 75231 • TELEPHONE 214-739-8080

August 24, 1992

To the members of the
Planning and Zoning Commission
City of Rockwall

RE: SPYGLASS PHASE 4, CHANDLERS LANDING

Gentlemen:

We understand that on Thursday, August 27 at your work session, you will have presented by Mr. Wayne Whitman a revised site plan of Spyglass Phase 4 showing the lots to be 50 feet wide at the building line. It is apparently your intention to recommend this plan with that change.

As we have mentioned to you at the pubic meeting, we are not against Mr. Whitman's plan but we do need to protect our views. The requested zoning change is in a PUD zone which gives you the flexibility to make the developer of a piece of property work with existing property owners for mutual benefit. We are asking your commission again to give consideration to our views in the spacing of these lots and the building heights.

In this regard, we wish to advise you that we have consulted with the environmental committee for Chandlers Landing and have been advised that they have requirements pertaining to the development of homes on these lots which affords us protection:

1. There is a minimum rear yard requirement that any building be 20 feet from the rear building line.

2. That down hill property be limited to a 12 foot roof line from the finished floor of the uphill home.

I enclose copies of the relevant sections of the restrictions at Chandlers along with a drawing showing how this would work to protect the views from the second story on up. Since these are in effect we would ask that your approval incorporate these requirements and that the City note that any building permits issued at this property be noted to require the approval of Chandlers.

JERRY W. STEWART, A.I.A. W. BRYAN THRUSTON, A.I.A.

As to the first floor views if we could be assured of some view corridor, then our concerns would be assuaged.

Sincerely,



W. Bryan Thruston, A.I.A.
on behalf of all concerned property owners in Spyglass Phase 3
Charles G. Nickson,
President

cc: Charles G. Nickson
Rosemary Mullane
Gary Josephson
Karen Mahoney

AMERICAN CONDOMINIUM CORPORATION

August 15, 1992

Mr. Gary Josephson
Chandlers Landing Community Association
P.O. Box 638
Rockwall, Texas 75087-638

Re: Spyglass Phase 3

Dear Mr. Josephson:

My company was the developer of Spyglass condominiums, and I am the owner of some 14 units in Phase 3. As you are aware, Mr. Wayne Whitman has purchased the land in front of Spyglass Phase 3 and is proposing to amend the existing PUD zoning ordinance to zero lot lines. His site plan, as presently submitted and a copy of which I enclose, intends to plat some 39 lots.

We homeowners at Spyglass Phase 3 are vitally concerned by his development and have been in attendance in great numbers at all of the meetings of the Rockwall Planning and Zoning Commission concerning this matter. The concern uppermost in everyone's mind is their view which, as you know, is a paramount amenity at Spyglass.

The problem is that the buildings at Spyglass Phase 3 are very close to the property line as it was intended that the fourth phase of Spyglass would have a parking lot next to the property line at a lower elevation and that the next set of buildings would be some 50 feet back. The plat of Phase 4 was designed to allow view corridors for all units and was so approved in November, 1983 by the Rockwall City Council.

Mr. Whitman's plan calls for his zero lot line lots to be right against our property line. These small lots when developed with homes will have homes only 20 feet in front of the Spyglass buildings and will obscure the views of virtually all first floor units and, if there are no height limitations, do the same for the second story units. See the enclosed cut sections showing what could happen if his proposed plan is accepted and what we would propose.

2807 EAST GROVE LANE HOUSTON, TEXAS 77027 713/961-4400

As a member of the Chandlers Association and on behalf of all the owners at Spyglass, Phase 3, I would petition the Association to enforce the 30 foot building height restrictions and the 12 foot view limitation on Mr. Whitman's property which I understand are part of the deed restrictions. I understand that the 12 foot rule restricts any buildings down a hill from exceeding 12 feet in height as measured from the finished floor elevation of the building they will be built in front of. The idea being that a two story uphill house would not have its view obscured from the second floor.

We would also ask the Association, if possible, to impose some obligation to allow view corridors so that the first floor units in Spyglass Phase 3 could have some view, as well.

We understand that this coming Wednesday the Environmental Committee for the Chandlers Landing Association will be meeting with Mr. Whitman to discuss his plan.

As you know Chandlers is a beautifully planned community of which Spyglass is an integral part. The owners love Spyglass because of the open space and the view of the lake. Please help us to preserve this amenity and protect the values of our homes which will be adversely effected if the view is obliterated.

Could you please send me a copy of the restrictions for Chandlers and outline the relevant provisions referenced above. This matter comes before the Rockwall City Council on September 8th.

Sincerely,

Charles G. Nickson

MINUTES OF THE PLANNING AND ZONING COMMISSION
February 13, 1992

CALL TO ORDER

Vice Chairman Jim Greenwalt called the meeting to order with the following Commission members present: Dale Morgan, Dennis Mitchell, Andrew Leonie, Robert Wilson, and Carl Mastronardi. Nell Welborn was absent.

MINUTES OF NOVEMBER 14, 1991

Greenwalt made a motion to approve the minutes of November 14, 1991. Mastronardi seconded the motion. The motion was voted on and carried with Leonie and Mitchell abstaining.

MINUTES OF NOVEMBER 26, 1991

Wilson made a motion to approve the minutes of November 26, 1991. Leonie seconded the motion. The motion was voted on and carried with Mitchell abstaining.

MINUTES OF JANUARY 9, 1992

As there was no quorum the minutes were not approved.

P&Z 92-1-Z PUBLIC HEARING AND REQUEST FROM GENE BURKS FOR REZONING OF SF-10 TO GR, AND A CUP FOR CAR WASH, AND PRELIMINARY PLAT ON TRACT OF LAND LOCATED ON SH-205 NORTH OF LIVE OAK

The Vice Chairman opened the public hearing. Couch reviewed the request with the Commission. The Commission heard from property owners who live within 200 feet of the property in question. All stated they are opposed to the car wash being built in that location. Mrs. J. T. Price of 1203 Goliad, Mr. Ronald Kirkpatrick of 1201 N. Goliad, Mrs. Cynthia Seay of 1912 Lakeshore, and Mr. Eugene Nelson of 199 Darrin addressed the Commission and stated their opposition for reasons ranging from increased noise, traffic, pollution of the creek that runs behind the property, and disrupting the flow of homes in the neighborhood. Mr. Gene Burks addressed the Commission and told them he bought the land six years ago as the Thoroughfare Plan showed that Alamo Street would meet SH-66. He told the Commission that he built the Video Village complex on SH-66 and Lakeshore Drive and pointed out the style of architecture in his building and that his new car wash would be built in a pleasing way. Greenwalt closed the public hearing. After some discussion, each Commission member expressed their opposition to this use. Mastronardi made a motion to recommend to the City Council no change in zoning on the 1.7 acre tract of land on SH-205 North of Live Oak. Morgan seconded the motion. The motion was voted on and passed unanimously.

P&Z 90-30-SP/FP CONSIDER RECOMMENDING APPROVAL OF A PRELIMINARY PLAT ON STEGER ADDITION #2, LOCATED ON FM-740

Couch explained to the Commission that the plat has expired as Mr. Welch has been unable to secure the financing prior to the 120 day time limit. She indicated that Mr. Welch plans to finalize financing within the next two to three days and therefore recommends reapproval of the plat. ????? made a motion to approve the plat. ?????? seconded the motion. The motion was voted on and ???

P&Z 91-18-Z APPROVAL OF A PRELIMINARY PLAT ON OAK TREE, A RESIDENTIAL SUBDIVISION LOCATED ON MIMS ROAD

Couch explained to the Commission that several months ago the Commission and the City Council approved a preliminary plat for the Oak Tree Addition. She indicated that since that time the development cannot support the costs that were previously planned for. Couch explained the changes to the plat and recommended that the Commission approve the revised preliminary plat. Morgan made a motion to recommend approval of the preliminary plat with the condition that the developer be responsible for repairing any damage to Mims Road, in addition to escrowing one half of the cost of that portion of Mims Road adjacent to the phase being developed. Leonie seconded the motion. The motion was voted on and passed unanimously.

REVIEW OF PD-2 AND TAKE ANY NECESSARY ACTION

Couch outlined the status of PD-2, approximately 160 acres which includes Lakeside Village and Turtle Cove, and recommended no change to PD-2. After some discussion Wilson made a motion that no change to PD-2 be made at this time. Morgan seconded the motion. The motion was voted on and passed unanimously.

REVIEW OF PD-8 AND TAKE ANY NECESSARY ACTION

Couch outlined the status of PD-8, approximately 285 acres which includes Chandlers Landing, Spyglass Hill, and Harbor Landing. After some discussion, Leonie made a motion to recommend public hearings regarding possible change in multi-family density requirements in PD-8. Mitchell seconded the motion. The motion was voted on and passed with all in favor except for Mastronardi who was against.

ADJOURNMENT

The meeting adjourned at 9:58 p.m.

APPROVED

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ATTEST

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MINUTES OF THE PLANNING AND ZONING COMMISSION
April 9, 1992

Call To Order

Chairman Nell Welborn called the meeting to order with the following Commission members present: Dale Morgan, Dennis Mitchell, Andrew Leonie, and Carl Mastronardi. Jim Greenwalt and Robert Wilson not present.

Minutes of March 12, 1991

Morgan made a motion to approve the minutes of March 12, 1992. Mitchell seconded the motion. The motion was voted on and carried with Welborn abstaining. Jim Greenwalt then entered the meeting.

PZ 92-5-CUP Hold Public Hearing and Consider Request from St. Paul A.M.E. Church for a Conditional Use Permit for a Church in a Residential Zoning Classification Located at 805 Peter Colony

Welborn opened the public hearing. Pastor Robbins of St. Paul A.M.E. Church addressed the Commission and explained his request. Welborn closed the public hearing. After some discussion Morgan recommended approval of the request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification located at 805 Peter Colony. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

PZ 92-6-CUP Hold Public Hearing and Consider a Request from Dr. M. Sealock for a Conditional Use Permit to Allow a Veterinary Clinic in a Commercial Zoning Classification to be Located in the Rockwall Village Shopping Center

Couch outlined the applicant's request. Robert Wilson then entered the meeting. Couch outlined conditions to be met should the Commission recommend approval of a conditional use permit. Welborn opened the public hearing. Dr. Mike Sealock addressed the Commission regarding his request. Dr. Sealock showed the Commission a book of photos and affidavits from various clinics located in shopping centers and also gave a brief summary of his credentials. Dr. Sealock then addressed the Commission's concerns of x-rays, odor, dead animal recovery, and waste.

Delores Conner, owner of Pizza Ghetti located in the shopping center addressed the Commission and spoke in favor of Dr. Sealock's request.

Dr. Joe Quinn, a veterinarian in Mesquite addressed the Commission in favor of Dr. Sealock's request and informed the Commission that he had also gone through the same process with his clinic.

Dr. McNew, D.D.S. who has a dental office in the shopping center addressed the Commission and expressed his opposition to Dr. Sealock's request. He presented a petition with several names expressing their opposition to the clinic.

As there was no one else wishing to address the Commission, Welborn closed the public hearing. After some discussion Wilson made a motion to table action on this item until additional tenants in that building are notified of Dr. Sealock's request. Leonie seconded. Greenwalt recommended that the decision be made now. Mastronardi indicated that the Planning and Zoning Commission should not have to notify tenants. The motion was voted on and failed with Welborn, Morgan, Mastronardi and Greenwalt against. Mitchell then made a motion to table action until the next meeting in order to resolve the issues. Greenwalt seconded the motion. The motion was voted on and failed with Wilson and Morgan against. Mastronardi recommended approval of Sealock's request with conditions. Morgan seconded the motion. Welborn made a motion to recommend the request with conditions but to eliminate boarding of animals. Greenwalt seconded the motion. Greenwalt made a motion to add soundboard all the way to the roof deck. Morgan seconded the motion. The motion was voted on and carried with Mastronardi against. Mastronardi made a motion to recommend approval of Dr. Sealock's request with special conditions. Morgan seconded the motion. The motion was voted on and passed with Mitchell abstaining.

PZ 92-7-FP Hold Public Hearing and Consider a Request from Reubin and Brenda Harle to Replat Lots 5, 7, and 8, Block A of Zion Hills Estates

Couch explained the Harle's request to replat property located within the City's ETJ and their desire to homestead the property as one tract of land. Welborn opened the public hearing. Bob Brown of B.L.S. addressed the Commission and was available to answer questions. Welborn closed the public hearing. Morgan recommended approval of the reqeust from Reubin and Brenda Harle to Replat Lots 5, 7, and 8, Block A. of Zion Hills Estates. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

PZ 92-8-Z/PP Hold Public Hearing and Consider Amending PD-8, Planned Development No. 8, to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Couch outlined the applicant's request. Welborn opened the public hearing. Greenwalt made a motion to continue the public hearing on May 14 but to take comments tonight from those who wish to address the Commission. Wilson seconded the motion. The motion was voted on and passed unanimously.

Chuck Nickson of Houston and the developer of Spyglass 1, 2 and 3 addressed the Commission and expressed his concerns regarding views and indicated he would be in favor of a site plan that protects the views of adjoining property owners.

Ken Blassingame, 260 Chandler Drive indicated that he paid extra money for his view and that

height requirements are needed. He also informed the Commission that he did not receive a notice.

Carl Smith, 13 Lakeway, Heath, Windward Slope is in favor of zero lot line, but wanted to know what the minimum size of homes would be and what the height restrictions would be.

Sam Chenault of 2270 Ridgelake Lane representing RTC and Wayne Whitman told the audience and the Commission that the homes would range from 14-1800 square feet with probable 30 foot heights and that the lots would be 5,000 square feet.

Carl Smith told Mr. Chenault that he wants to see minimum height requirements.

Shirly Smith of 11 Lakeway spoke against the request.

Rob Bamford who owns a condo in Phase 3 asked that Mr. Whitman please consider height requirements for his view.

Rick Garrett owns 10 units on Spyglass 3 and requested all view be protected, but if they cannot be protected he will oppose the request.

Brad Buttermore of the Chandler's Environmental Committee requested that the applicant adhere to deed restrictions.

As there was no one else wishing to address the Commission, Welborn closed the public hearing. Wilson made a motion to continue the public hearing on May 14, 1992 at 7:00. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

PZ 91-2-CUP Discuss and Consider a Request from Robert Ryan for an Amendment to a Conditional Use Permit for a Commercial Amusement Located at Rockwall Village Shopping Center, Suite 491 to Revise the Hours of Operation

Couch outlined Mr. Ryan's request to extend his hours of operation on Fridays and Saturdays until 2:00 a.m. and to be allowed to offer lock-ins and private parties. After some discussion, Morgan made a motion to recommend approval of the request from Robert Ryan to amend the conditional use permit for a commercial amusement located at Rockwall Village Shopping Center to extend the hours of operation on Friday and Saturday nights to 2:00 a.m. for a period of six months, and to recommend approval allowing lock-ins and private parties with the condition that it be limited to persons over 18 years of age and that the facility comply with all laws pertaining to the consumption of alchohol. Leonie seconded the motion. The motion was voted on and passed with Mastronardi abstaining.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

Mastronardi made a motion to table this item. Leonie seconded the motion. The motion was

voted on and passed unanimously.

Adjournment

The meeting adjourned at 9:58 p.m.

APPROVED

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ATTEST

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ROCKWALL PLANNING AND ZONING MEETING
MINUTES OF MAY 14, 1992

CALL TO ORDER

Planning and Zoning Chairman Nell Welborn called the meeting to order with the following members present: Dennis Mitchell, Robert Wilson, and James Greenwalt. Dale Morgan, Andrew Leonie, and Carl Mastronardi were absent.

APPROVAL OF MINUTES

Wilson made a motion to approve the minutes with corrections. Mitchell seconded the motion. The motion was voted on and carried unanimously.

PZ-92-8-Z/PP Continue Public Hearing and Consider Amending PD-8, Planned Development No. 8 to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Sam Chenault addressed the Commission and explained Mr. Wayne Whitman's request to table action on his request, as they need more preparation time. Welborn recommended that the Commission table action. Greenwalt made a motion to continue the public hearing on June 11. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-13-Z Hold Public Hearing and Consider Approval of a Request from Lakeside Village Homeowners Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3 and 4, Lakeside Village

Couch explained Lakeside Village Homeowner's Association's request to change the square footage and setback requirements as it applies to undeveloped small townhouse lots. Welborn opened the public hearing. Mr. Robert Massey, 4010 Mediterranean a board member of the homeowner's association addressed the Commission and was available to answer questions. After much discussion, the public hearing was closed. Greenwalt made a motion to continue the public hearing at the June 11 meeting. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-17-Z Consider Approval of Request from Tom Armstrong for a Change in Zoning from "SF-7" Single Family "OF" Office on Property Located at 401 N. Fannin

As the applicant was unable to attend this meeting, Mitchell made a motion to continue the public on June 11, 1992. Greenwalt seconded the motion. The motion was voted on and passed unanimously.

PZ 92-11-Z Hold Public Hearing and Consider Approval of a Request from TMS Manufacturing, Inc. for a Change in Zoning from "C" Commercial to "LI" Light Industrial on Property Located at 1412 Goliad

Couch explained the applicant's request. Welborn opened the public hearing. Judy Van Hemert, President of TMS, Inc. addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of a change in zoning from "C" Commercial to "LI" Light Industrial on property located at 1412 Goliad. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-10-CUP Hold Public Hearing and Consider Approval of a Request from El Jardin Mexican Restaurant, Inc for a CUP for Private Club Located at 1120 I-30

Couch explained the applicant's request. Welborn opened the public hearing. Mr. C. B. Kerbo, General Manager of El Jardin addressed the Commission with his request. Ms. Pilarc, owner of The Rockwall Inn addressed the Commission and expressed her concerns about adequate parking, how late the bar will be open on weekends, and noise. Welborn closed the public hearing. Greenwalt made a motion to recommend approval of a request for a conditional use permit for a private club located at 1120 I-30. Wilson seconded the motion. The motion was voted on and passed unanimously.

PZ 92-14-CUP Hold Public Hearing and Consider Approval of a Request from Wan Fu Chinese Restaurant, Inc. for a CUP for a Private Club Located at 2006 S. Goliad, Suite 218

Couch explained the applicant's request and stated that they meet all requirements. William Ng, owner of Wan Fu addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of a conditional use permit for a private club at Wan Fu Chinese Restaurant. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-15-CUP/Z Hold Public Hearing and Consider Approval of a Request from Doyle Anderton for a Change in Zoning from "A" Agricultural to "HwyC" Highway Commercial and a CUP for a Commercial Amusement and a CUP for Retail Grass Sales Business utilizing Outside Storage on a Tract of Land located on I-30

Couch outlined the applicant's request. Welborn opened the public hearing. Mr. Doyle Anderton addressed the Commission and was available to answer questions. Welborn closed the public hearing. Wilson made a motion to recommend approval of the request for a change in zoning from "A" Agriculture to "HwyC" Highway Commercial and to permit 18 months to permanent asphalt or concrete the driveway, and to reduce the drive from a 30 foot radius to that of 20 foot radiuses to be used at the street intersections, and a conditional use permit for a commercial amusement for a driving range and for retail grass sales utilizing outside storage. Greenwalt seconded the motion. Welborn recommended an amendment to the motion to permit 18 months for construction of the driveway and parking lot. Greenwalt seconded the amendment and

recommended that the entrance to the parking area be centered and better identified on the site plan. The amendment was voted on and carried unanimously. The motion as amended was voted on and passed unanimously.

PZ 92-16-CUP/Z Hold Public Hearing and Consider Approval of a Request from Darlene Hawk for a Change in Zoning from "A" Agricultural to "SF-7" Single Family and a CUP for a Guest Quarters on a Tract of Land Located at 1415 Hwy 276

Couch outlined the applicant's request. Welborn opened the public hearing. Darlene Hawk addressed the Commission and was available to answer questions. Welborn closed the public hearing. After much discussion Welborn made a motion to recommend approval for a change in zoning from "A" Agriculture to "SF-7" Single Family and to grant a conditional use permit for guest quarters on a tract of land located at 1415 Hwy 276 with the condition that it not be used as rental property. Mitchell seconded the motion. The motion was voted on and carried with Robert Wilson voting against.

PZ 92-9-FP Consider Approval of a Request from Allen Anderson for a Replat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205

Couch outlined Mr. Anderson's request for a replat and recommended the condition that cross access easements be provided. Greenwalt made a motion to recommend approval of a request from Allen Anderson for a replat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205 with the condition that it contain cross access easements. Wilson seconded the motion. The motion was voted on and passed unanimously.

PZ 92-12-W Consider Approval of a Request from Bennie Daniels for a Waiver to the Parking Lot and Landscaping Requirements for a Tract of Land located at Boydstun and Throckmorton Streets.

Couch explained the applicant's request. Mr. Bennie Daniels addressed the Commission and was available to answer questions. After some discussion, Greenwalt made a motion to recommend approval of Mr. Daniels' request with the condition that three trees be planted in front of the lot in lieu of a masonry wall and that a wooden fence with steel posts be allowed beginning at the front of the building line with a shrub buffer along the fence line on Throckmorton Street, and that an asphalt entrance entering off of Throckmorton Street be included. Welborn seconded the motion. The motion was voted on was approved unanimously.

PZ 92-18-LP Consider Approval of a Landscape Plan for Henry Africa Addition and Take Any Necessary Action

Greenwalt made a motion to table item PZ 92-18-LP to the next worksession date of May 28. Mitchell seconded the motion. The motion was voted on and passed unanimously.

ROCKWALL PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JUNE 11, 1992

CALL TO ORDER

Nell Welborn called the meeting to order with the following members present. Dale Morgan, Dennis Mitchell, Carl Mastronardi, and Jim Greenwalt. Andrew Leonie and Robert Wilson were not present.

APPROVAL OF MINUTES

The minutes of May 14, 1992 were not approved as a quorum was not present.

PZ 92-8-Z/PP Continue Public Hearing and Consider Amending PD-8, Planned Development No. 8 to Amend the Land Use and Area Requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207

Couch explained that this item has been carried over from the past two previous meetings pending information to be submitted by the applicant, and outlined his request. Welborn opened the public hearing. Wayne Whitman, 272 Chandler Drive, the property owner and developer of the 6.88 acres that was formerly a part of Spyglass Hill Addition, Phase 4 addressed the Commission and outlined his request to amend the area requirements of his proposed 40 zero lot line single family lots. He indicated less density, a stronger tax base, less demand on City services, and more economic stability as favorable points and was available to answer questions.

Shirley Smith, 11 Lakeway Drive, addressed the Commission and presented them with a landscape study that Texas A&M students conducted for the Rockwall County Commissioner's Court concerning high density and spoke against Mr. Whitman's request.

Chuck Nickson, the original developer of Spyglass addressed the Commission and indicated that he is not opposed to development of the land but is concerned about how it will be developed regarding views of the lake for surrounding property owners.

Carl Smith, Windward Slope, referred to a petition from Windward Slope residents in opposition to Mr. Whitman's request. He told the Commission that the new plan does not provide for low grade construction, and requested that a view study be required should the Commission approve Mr. Whitman's request.

Charlie Pratt, Mayor of Heath, addressed the Commission and indicated that he had been contacted by Carl Smith about concerns over this issue and asked the Commission to consider rearranging the location of the structures around the view.

Ms. Carrie Ray, 238 Chandler Drive of Spyglass Hill, addressed the Commission and expressed her concerns of increased traffic.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

Welborn suggested the Commission include citizen input on alternative building materials in industrial areas. After some discussion the Commission decided to have a public meeting during the June 25 worksession to allow citizen input on the issue of alternate building materials.

ADJOURNMENT

APPROVED:

_____

ATTEST:

_____

Ken Blassingame, 260 Chandlers addressed the Commission and told them that they live in their condo only on weekends and bought it due to the view of the lake, and expressed his concern over losing the view.

Jim Lebo, a renter at 176 Henry M. Chandler Drive addressed his concerns over losing his view. He indicated that should he lose his view he would move out of that condo.

Mr. Scott of Lakeway Drive in Heath addressed the Commission and expressed his concerns over the view.

Dolores Volkman, 259 Henry Chandler Drive, but whose permanent address is in Dallas, told the Commission that she uses her condo on weekends. She indicated that she purchased it in 1983 and was promised a view and paid extra for it. She expressed concern over the possibility of losing her view, and said that since her property value has already gone down due to a poor economy, it would be worthless should she lose the view.

Vickie Pritchard of 25 Lakeway Drive in Windward Slope addressed the Commission and requested that a view study be done.

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

After much discussion, Greenwalt made a motion to table action on this request until the August 13 meeting to consider amending PD-8, Planned Development No. 8 to amend the land use and area requirements for Phase 4, Spyglass Hill Addition and Tract 134-12 of the E. Teal Survey, Abstract A-207 pending submission from the applicant with regard to area requirements for zero lot line to include 1) a grading plan, 2) a preliminary plat elevation for each lot, 3) typical cross sections for both Windward Slope and Spyglass 3, and 4) a detail of height of structures proposed and 5) use of some creativity to help preserve the views for the aforementioned Spyglass 3 and Windward Slope Addition. Morgan seconded the motion. The motion was voted on and passed unanimously.

PZ 92-13-Z - Hold Public Hearing and Consider Approval of a Request from Lakeside Village Homeowner's Association for an Amendment to the Area Requirements for PD-2, Planned Development No. 2 on Phases 1, 2, 3, 4 and 5, Lakeside Village

Couch addressed the Commission and told them that at the last meeting the Lakeside Village Homeowner's requested an amendment to the current area requirements as they pertain to minimum square footages of units and the rear setback requirements on certain lots in Phases 1-4, and now wish to have Phase 5 included. She informed the Commission that if the area requirements for townhouse are adopted, the onwer of phase 5 could replat it for smaller lot requirements than exist under current townhouse requirements.

Welborn opened the public hearing. Jack Mathews, President of the Board of the Lakeside Village Homeowner's Association, addressed the Commission and indicated their intent was to

bring area requirements for Phases 1-4 in line with City requirements and it was an afterthought to apply the same area requirements with respect to phase 5.

Mike Ledford, 1950 Hidden Valley, a real estaste broker addressed the Commission with concerns about Phases 1-4 in trying to maintain property values since he has an investor interested in Phase 4.

Welborn closed the public hearing.

After some discussion, Mastronardi recommended approval of the request from Lakeside Village Homeowner's Association for an amendment to the area requirements for PD-2, Planned Development No. 2 on Phases 1-4 to bring the City's ordinance in line with the current homeowners association's deed restriction and adopt the minimum square footage requirements for dwelling units as proposed and eliminate the rear set back requirements as identified. Mitchell seconded the motion. The motion was voted on and passed unanimously.

Mastronardi made a motion to deny without prejudice the request from Lakeside Village Homewoner's Association to amend the area requirements for Planned Development 2, Phase 5 Lakeside Village. Morgan seconded the motion. The motion was voted on and carried unanimously.

PZ 92-17-Z Continue Public Hearing and Consider Approval of a Request from Tom Armstrong for a Change in Zoning from "SF-7", Single Family to "OF" Office on Property Located at 401 N. Fannin

Couch outlined Mr. Armstrong's request. Welborn opened the public hearing. Mr. Armstrong addressed the Commission and was available to answer questions. Welborn closed public hearing.

Mastronardi made a motion to recommend approval of the request from Tom Armstrong for a change in zoning from "SF-7", Single Family to "OF" Office on property located at 401 N. Fannin. Morgan seconded the motion. The motion was voted on and carried with all in favor except for Greenwalt who voted against.

PZ 92-20-CUP/SP Hold Public Hearing and Consider Approval of a Request from Paul Davis for a CUP for a Structure not Meeting the 90% Brick Requirements in the Central Business District Classification on Property Located at the Corner of Alamo and Rusk Street and Approval of a Site Plan

Couch outlined the applicant's request and indicated that they meet all requirements.

Welborn opened the public hearing. Mr. Jim Hendricks, 1602 Ridge Road of Hendricks and Branter Architects addressed the Commission and was available to answer questions. Welborn closed the public hearing. Mastronardi made a motion to recommend approval of a request from

Paul Davis for a conditional use permit for a structure not meeting the 90% brick requirements in the Central Business District classification on property located at the corner of Alamo and Rusk Street and approval of a site plan with the condition that the building material used be similar to the drivet brand of stucco finish, and that both buildings be the same color. Mitchell seconded the motion. The motion was voted on and passed unanimously.

PZ 92-19-FP Consider Approval of a Request from Raymond Cameron for a Final Plat for Northwood Estates, Phase 1

Couch outlined the request and indicated that it does meet the City's requirements but there are outstanding issues regarding storm drainage improvements and indicated that the applicant is working with City Engineer to resolve this issue. Harold Evans, the applicant's engineer addressed the Commission and explained the proposed drainage improvements on the site plan. Ross Ramsey, architect for the project addressed the Commission and was available to answer questions.

Morgan made a motion recommend approval of the request from Raymond Camron for a final plat for Northwood Estates, Phase 1 subject to the storm drainage issues being worked out prior to being submitted to the City Council. Mastronardi seconded the motion. The motion was voted on and passed unanimously.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

Couch presented the Commission with a draft letter calling for a meeting to receive public input on the subject of alternative building materials in industrial areas and she included a list of groups and individuals the letter could be mailed to.

Adjourn

As there was no further business the meeting adjourned at 9:50 p.m.

APPROVED:

_____

Chairman, Planning and Zoning Commission

ATTEST:

_____

City Secretary

(6/87)

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee_____ Date 3-23-92

Applicant Wayne Whitman Metro Phone 817-268-5101

Mailing Address 905 Trailwood

Hurst, Texas 76053

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)[1] 6.88 acres of land in the E. Teal Survey, Abstract No. 207 and being more particularly described on the attached Exhibit "B".

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

Multifamily - PD.8 District Classification to

Detached Single Family "0" Lot Line District Classification for for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:[2] Owner_____ Tenant _____

Prospective Purchaser XX

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

Signed _____

AREA REQUIREMENTS

MARINA VILLAGE

Single family "0" lot line Garden Homes

Minimum lot area - 4200 square feet with exception of one lot at 3,600 square feet.

Minimum square footage per home - 1,700 square feet

Minimum lot frontage - 40 feet - one exception

Minimum lot depth - 90 feet - one exception

Minimum front setback - 25 feet

Minimum depth of rear setback - 10 feet

Minimum width of side sideback

(a) Zero lot line side - 10 feet

(b) Maintenance side - 10 feet

Maximum building coverage - 50%

Maximum height of structure - 30 feet

Minimum number of off-street parking spaces - 2 spaces plus a 2-car garage per unit

PROPERTY DESCRIPTION: (EXHIBIT "B")

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Around said curve a distance of 278.32 feet to the PLACE OF

Mc CORMICK GROUP, INC.
817-268-5101

September 1, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

At the August 27 meeting, the Planning and Zoning Commission recommended for approval my request for land use change. However, with the recommendation, they also placed some conditions. Some of these conditions are acceptable with slight modification; some are not acceptable at all. Following are the conditions that were recommended, and the acceptable modification:

(1) - Lots 24-27 shall not exceed an elevation of 508'

Modified to: Lots 23-27, nearest view affected condo first floor elevation is 496'

(2) - Lot 23 shall not exceed an elevation of 504'

Modified as above.

- Lot 22 shall not exceed an elevation of 498'

Modified to: Structure shall not exceed an elevation of 504'. Nearest view affected condo first floor elevation is 492'.

- Lot 20-21 shall not exceed an elevation of 494'

Modified to:

Lot 20 structure shall not exceed an elevation of 494'
Lot 21 structure shall not exceed an elevation of 498'
nearest view affected condo first floor elev. 486'

I cannot state strongly enough that the conditions placed on Lots 16, 17, & 18 are totally unacceptable and unreasonable. I am willing to abide by the conditions on Lots 20 thru 27 as I have modified them, and respectfully request that no conditions be placed on Lots 16-18 other than is in the city zoning ordinances.

905 Trailwood
Hurst, Texas 76053

I would like for the Council to approve the land use change request as I have outlined above, even though it is legal opinion that the PLanning and Zoning Commission has usurped a power that is not in the city ordinance.

Sincerely,

Wayne Whitman

817-268-5101 McCORMICK GROUP, INC. 905 Trailwood Hurst, Texas 76053

Mc CORMICK GROUP, INC.
817-268-5101

September 2, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

The Planning & Zoning Commission has recommended to amend the land use and area requirements for the 6.88 acres comprised of Spyglass Hill #4, Block A, Lot 4, and E, Teal Survey, Tract 134-12 abstract A-207 from 18 units to the acre, multifamily, to 14 units to the acre multifamily.

As owner of this property, if the zero lot line change is not approved per the requested modifications and objections to conditions as stated in my letter to you dated September 1, 1992, I am opposed to the zoning and land use change to 14 units to the acre.

This density change was not requested by any involved property owner, and I feel the change to be arbitrary and unreasonable. The change would mean a reduction of over 20% in potential revenue without compensation.

Sincerely,

Wayne Whitman

cc: Sam Chenault

905 Trailwood
Hurst, Texas 76053

Mc CORMICK GROUP, INC.
817-268-5101

September 3, 1992

Ms. Julie Couch
Assistant City Manager
CITY OF ROCKWALL
205 West Rusk
Rockwall, TX 75087

Dear Julie:

RE: PZ 92-8-Z/PP PD-8 Spyglass Hill

Prior to the last meeting of the Planning and Zoning Commission meeting, I addressed you about the bulletins that had been circulated and my concerns about much of the irrelevent content.

I replied to those bulletins and because the origin was not indicated, I placed a packet at the front door of every unit in Spyglass III, and am sure that most owners received a packet. The packet contained a cover letter, a copy of each bulletin and my rebuttal. A sample packet is enclosed.

I feel that you and the city council should know that to this date, I have not had one phone call or request to meet with anyone.

Sincerely,

Wayne Whitman

WW/js

Enclosure.

905 Trailwood
Hurst, Texas 76053

C&T Prel. Plat on Wayne Whitman

1. Need application + filing fee
2. Need Sub. name
3. Need to discuss access + circulation
4. asking for no alleys as in rest of Chandler
5. Median break + design of such
6. Need street names
7. All considering the zero set backs as shown on site plan
8. Need to review where the fire wells are going to be required.
9. Angle of intersection needs to be 90° at Henry M. Chandler.

~~what~~ is what about health

homeowners assoc. to maintain

~~to~~ additional off street parking

no driveway cuts on Henry M. Chandler

lots too small = too narrow

Form - WS/STS layout w/ P.P.

max height of units

offsite drainage line for full development

fire line to back of bldg

	Elevation Compared to Original Site Plan					Elevation Compared to 12 foot rule (where windows exist)				
	Original El.	Height of St.	Original Top of Roof	Proposed Pad	Top of Roof	Pad	Pad to Exceed Pad w/ 30' structure at 12' above pad			Pad adjust
16	465	25	490	469	499-9	473 ~~485~~ +5	478	455	485	-14
17	460	25	485	468	498-13	473 ~~485~~	478	455	485	-13
18	460	25	485	465	495-10	473	478	455	485	-10
19	455	36	491	463	493-2	473	478	455	485	-8
20	457	36	493	466	496-3	473	478	455	485	-11
21	457	~~36~~ 25	482	469	499-17	482	487	464	494	-5
22	460	25	485	472	502	486	491	468	498	-4
23	460	25	485	475	505	492	497	474	504	-1
24	462	36	498	479	509	496 ~~492~~	501	478	508	-1
25	467	36	503	481	511	496	501	478	508	-3
26	464	36	500	483	513	496	501	478	508	-5
27	467	36	503	481	511	496	501	478	508	-3
28	473	25	498	482	512	496	501	478	508	-4 no window uphill
~~29~~										

13 lots original plan

1st floor bldgs w/ views

no ||||||| -7
yes ||||| -5
-1 w/ no windows (28)

4 uncompleted views

2nd floor bldgs w/ views

no ||| -3
yes |||||||||| -10

Items to cover w/ Wayne & PTZ

1. Lower pads 1-5 feet on lots 16-28 as shown

2. Limit height on lots 16-18 to 20 feet

3. Review zero lot line location - not taking advantage of views - transition on lot 27 or not at all

4. Harold - lot 29 + 35 - what are dimensions + looks ~~like~~ like 65' of depth on 29 + 60' on lot 35

5. Need to check on lots 19 + 20 - is that a blank wall at elev. 473?

6. Drive entrances - limited to 1 or 2

7. Need restriction that no access on Henry M. Chandler on lots adjacent to Henry M Chandler

493 + 12 = 485

for 30 ft structure

for ___ structure

top of 12' = 485

	lot 16	= 455 +5 = 460	has 469 -9	was	-5 460 ~~470~~ 465 ~~[illegible]~~	(25')
	lot 17	= 455*	has 468 -13	was	-5 455 460	(25')
	lot 18	= 455	has 465 -10	was	-5 455 460	(25')
485	lot 19	= 455 +6 = 461	has 463 -2	was	+6 461 455	(36')
	lot 20	= 455 +8 = 463	has 466 -3	was	= 463 ~~+~~ 457	(36')
494	lot 21	= ~~494~~ 464 -12 = 452	has 469 -3 -2 -5	was	-5 452 457	(25')
498	lot 22	= 468	has 472 -4	was	-5 455 460	(25')
504	lot 23	= 474	has 475 -1	was	open to 2nd	
508	lot 24	= 478	has 479 -1	was	open to 2nd	
508	lot 25	= 478	has 481 -3	was	+6 470 ~~[illegible]~~ 473 464 - 467	(36)
508	lot 26	= 478	has 483 -5	was	~~[illegible]~~ 468 47	
508	lot 27	= 478	has 481 -3			
508	lot 28	= ~~[illegible]~~ 478	has 482 -4			

very at 20' or ~3'

lot 16 - lower height to 20' + lower pad to 465

lot 17 - lower height to 20' + " " " 465

lot 18 - lower " " " - no change in pad

1769 - ~~30~~ 2170 - 2573

Spy glass Phase 3 = 3.0246 acc

" " " 2 =

Spyglass Hill
#2 - 43 units Chuck Nickson owns 7 units
#3 - 46 units
M are Chuck Nickson - not opposed
need 24 units for a majority

Frederick Chapman - #166
Ronald Bunyford - #159

petition Phase owners 6 opposed
Phase " -

#3 opposed / / /
1 lot. Ropollo 1 lot
3 lots - Rosemary Mullane opposed
2 lots - Jesuit

Water bills for

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Haywood Eason & Associates, Inc. is the owner of a tract of land situated in the City of Heath, Rockwall County, Texas.
BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being the same tract of land described in deed from George M. Jones to the Texas Bank & Trust Company recorded in Volume 119, Page 647, Deed Records, Rockwall County, Texas and being more particularly described as follows:
BEGINNING at a point on the City of Dallas Take Line for Lake Ray Hubbard, said point being a concrete monument stamped T11-3;
THENCE: Along said Take Line North 14° 46' 13" West a distance of 250.06 feet to an iron rod for a corner, said corner being the most Southerly Southwest corner of the Chandlers Landing tract;
THENCE: Along the Southerly line of the Chandlers Landing property North 41° 37' 38" East a distance of 960.37 feet to an iron rod for a corner, and South 89° 26' 37" East a distance of 946.86 feet to an iron rod for a corner, set on the Westerly right-of-way line of F.M. 740;
THENCE: Along said Westerly right-of-way line South 03° 14' 39" East a distance of 249.25 feet to a corner post;
THENCE: North 89° 28' 34" West a distance of 852.13 feet to an iron rod for a corner;
THENCE: South 05° 45' 36" East with a fence line a distance of 741.30 feet to a corner post;
THENCE: South 89° 24' 20" West with a fence line a distance of 685.21 feet to a point for a corner located on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North 49° 06' 00" East with said Take Line a distance of 39.75 feet to a concrete monument stamped T11-2;
THENCE: North 84° 50' 25" West with said Take Line a distance of 102.71 feet to the Place of Beginning and Containing 16.9228 Acres of Land.
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Haywood Eason & Associates, Inc. hereby adopts this plat designating the hereinabove described property as Windward Slope, City of Heath, Rockwall County, Texas, and hereby dedicates to the public use forever the streets shown thereon, and hereby reserves the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of at any time, procuring the permission of anyone. The City of Heath will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this subdivision.
WITNESS MY HAND at Dallas, Texas, this 19 day of October, 1978.
Haywood Eason & Associates, Inc.

By: Haywood Eason

STATE OF TEXAS
COUNTY OF Dallas
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Haywood Eason known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN under my hand and seal of office this 19 day of October, 1978.
Danny E. Osteen
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

NOTARY PUBLIC STATE OF TEXAS COUNTY OF DALLAS

ENGINEER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS HAROLD L. EVANS 2315 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN under my hand and seal of office this 19 day of October, 1978
Danny E. Osteen
Notary Public in and for Dallas, Texas
Commission expires Feb. 23 1979

NOTARY PUBLIC STATE OF TEXAS COUNTY OF DALLAS

Approved: Hugh T. Matthews
Chairman, Planning and Zoning Commission
Date: October 19, 1978

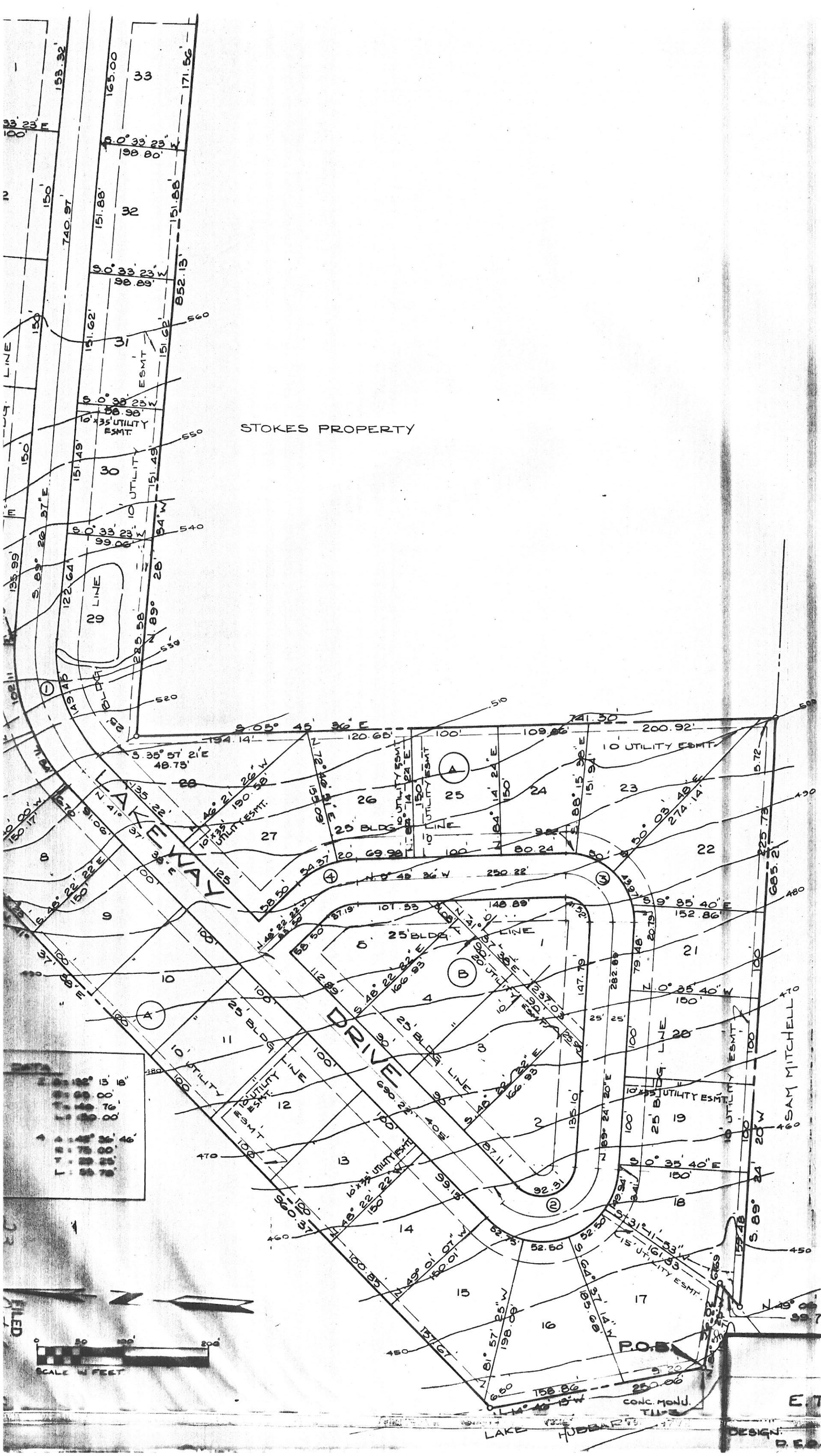
Acknowledged: Clint Hutchins
Mayor, Heath, Texas
Date: 10-21-78

CONDITIONS OF APPROVAL:
This plat has been approved by the Planning & Zoning Commission of the City of Heath, State of Texas, upon the following specific conditions:
1. All development of this property shall be in conformity with the ordinances of the City of Heath and the plans and specifications for this property on file with said Planning & Zoning Commission.
2. Electric service for lots shall be installed underground. No additional power poles shall be installed.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within Ninety (90) days from said date of final approval.
WITNESS MY HAND this 21st day of October, 1978. L. Eileen Terry
City Secretary, City of Heath, Texas

3. No Building Permits will be issued in this addition until streets, drainage, water and sewer improvements are completed and in place.

FILE PLAT
WINDWARD SLOPE
E. TEAL SURVEY TRACT No 20

CITY of HEATH. ROCKWALL COUNTY, TEXAS.
OWNER
HAYWOOD EASON & ASSOCIATES INC.



WHEREAS, Hayw
BEING a tract or
scribed in deed fr
and being more p
BEGINNING at
THENCE: Along
Southwest corner
THENCE: Along
and South 89° 26
THENCE: Along
THENCE: North
THENCE: South
THENCE: South
Lake Ray Hubbard
THENCE: North
THENCE: North
NOW THEREFORE
That Haywood Eas
Rockwall County,
this plat for the p
the right to remov
or interfere with c
the right of ingres
ing, and either ad
The City of Heath
subdivision.
WITNESS MY HA
Haywood Eason &

By: Haywo
STATE OF TEXAS
COUNTY OF
Before me, the un
known to me to be
and consideration
GIVEN under my
Danny
Notary Public in a
Commission expire

NOW THEREFORE
That I, Harold L.
shown thereon we
Harold L. Evans,
STATE OF TEXAS
COUNTY OF DAL
Before me, the un
person whose name
therein expressed.
GIVEN under my
Danny E
Notary Public in a
Commission expire

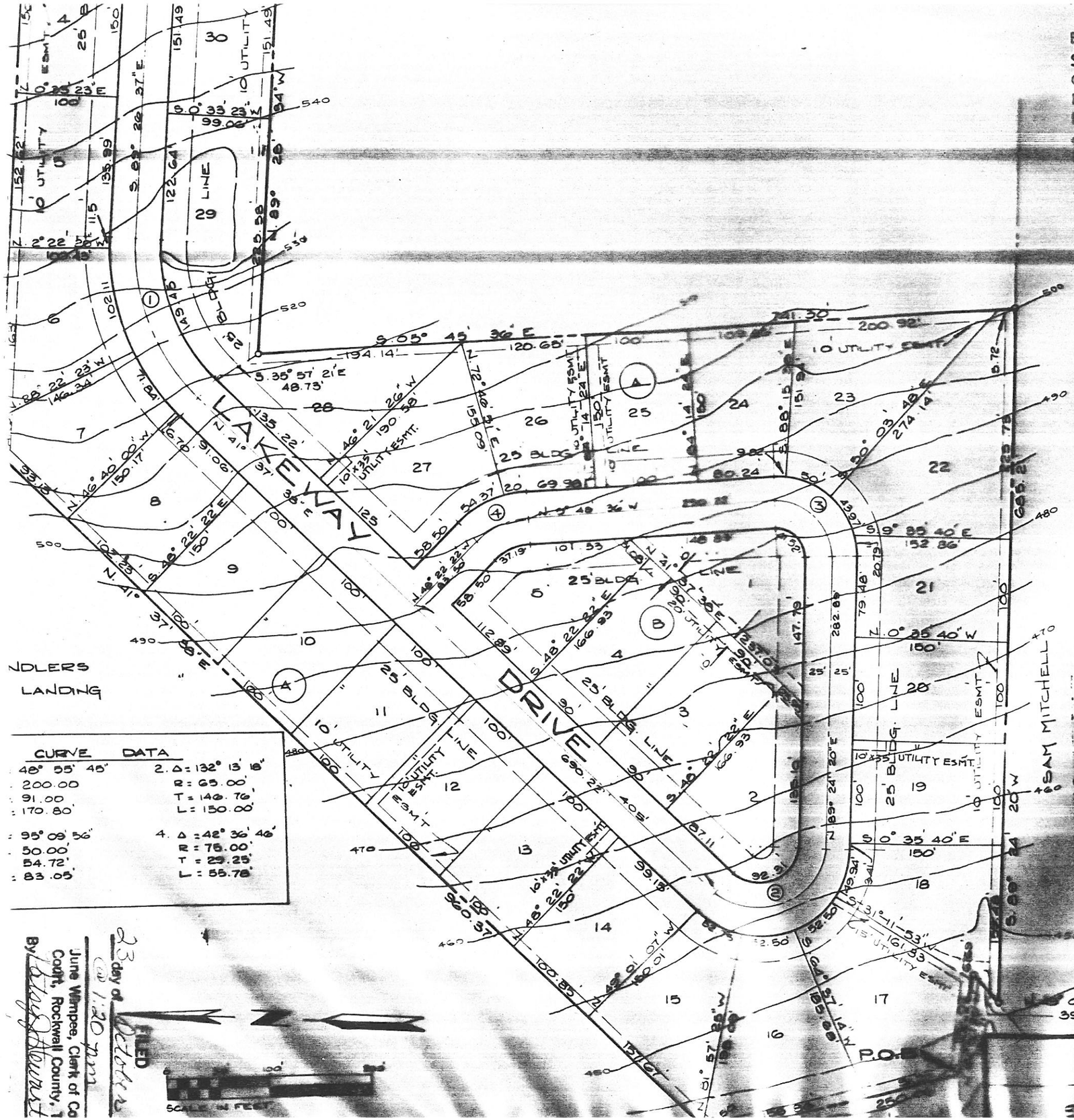
Approved:
Chairm

Acknowledged:
M

CONDITIONS OF
This plat has been
1. All develop
for this pro
2. Electric se
This approval shall
within Ninety (90)
WITNESS MY HAN

3. No Buildi

FILE
WINDWAR
E. TEAL
DESIGN:
D. E. D.
D. MATHE



By: Haywood Eason

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned Notary Public, in and for said County and State, on this da known to me to be the person whose name is subscribed to the foregoing instrument and c and consideration therein expressed.

GIVEN under my hand and seal of office this 19 day of October

Danny E. Osteen
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

ENGINEER'S CERTIFICAT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and shown thereon were properly placed under my personal supervision.

Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this d person whose name is subscribed to the foregoing instrument and acknowledged to me t therein expressed.

GIVEN under my hand and seal of office this 19 day of Oct

Danny E. Osteen
Notary Public in and for Dallas, Texas
Commission expires Feb. 23, 1979

Approved: Hugh T. Matthews
Chairman, Planning and Zoning Commission
Date: Octo

Acknowledged: Clint Hutchins
Mayor, Heath, Texas
Date: 10-

CONDITIONS OF APPROVAL:
This plat has been approved by the Planning & Zoning Commission of the City of Heath

1. All development of this property shall be in conformity with the ordinances of for this property on file with said Planning & Zoning Commission.
2. Electric service for lots shall be installed underground. No additional power

This approval shall be invalid unless the approved plat for such addition is recorded in within Ninety (90) days from said date of final approval.

WITNESS MY HAND this 21st day of October

3. No Building Permits will be issued in this addition until streets, drainage, w

FILED
23 day of October
@ 1:20 pm
June Wimpee, Clerk of Co
Court, Rockwall County, T
By Betsy Stewart

FILE PLAT
WINDWARD SLOPE
TEAL ... No 20

CITY of
HAY